

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** March 30, 2016

**Applicant:** Mihai Angelescu, Design Build Associates for W.E. Bosarge Jr., owner

**Property:** 1604 North Boulevard, Lot 8, Block 2, Edgemont Subdivision. The property includes a historic Mediterranean style residence, with 8,661 square foot of living space and is situated on a 15,000 square foot interior lot.

**Significance:** Noncontributing Mediterranean residence, constructed in 1924, located in the Boulevard Oaks Historic District. Residence is noncontributing due to the fact that it has been severely altered through the years. Historically the house was constructed with brick and has now been covered in stucco. A large addition was added to the north side of the house in 2004. These alterations have severely changed the style and massing of the house and do not match the appearance of the historic district.

**Proposal:** Alteration – Addition

Construct a second story addition over garage, a rear second-story addition behind the residence, and change out doors and windows on all elevations. The applicant was deferred at the April HAHC meeting to address staff concerns about a proposed 11' wide light well that was constructed over the entrance and above the existing ridge height.

Deferred April:

- The "dormer skylight" measures 11' wide and is approximately 4' above the existing 28' ridge height at 32' with a 2' overhang.
- Addition over the existing garage measures 12' wide with a new ridge height to match existing at 28' and a new eave height of 17'. The addition will come towards the front on the second story approximately 3' but will be approximately 3' behind the front wall.
- Install new arched windows on the tops of the existing arched carport openings on front elevation.
- Enclose and alter locations of existing windows on north, east and west façades.
- Enclose the existing first-story carport opening on the west side elevation.

Proposed:

- The "dormer skylight" is removed.
- Addition over the existing garage measures 12' wide with a new ridge height to match existing at 28' and a new eave height of 17'. The addition will come towards the front on the second story approximately 3' but will be approximately 3' behind the front wall.
- Restructure southwest corner to match and align with the southeast corner on front of the house. The existing ridge height is approximately 26' and has an eave height of approximately 24'. The restructured southwest corner will have a new ridge height of 24' and new eave height of 19'.
- Arched windows have been removed from plan and will no longer be installed. But, arch

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval

**Effective:** May 19, 2016



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

entry ways will be lowered by approximately 1'.

- Enclose and alter locations of existing windows on north, east and west façades.

See enclosed application materials and detailed project description on p. 4-46 for further details

**Civic Association: Letters from April HAHC meeting:**

The Edgemont Civic Association is not in support of the project. See Attachments A and B.

**Letter of Support for May HAHC meeting:**

The HOA of Boulevard Oaks is in support of the project. See Attachment C

**Recommendation: - Approval**

**HAHC Action: Approved**

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## ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

**S   D   NA****S - satisfies   D - does not satisfy   NA - not applicable**

- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

☒ ☐ ☐

(a) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; and

☒ ☐ ☐

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

☐ ☐ ☒

- (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

- (3) For an addition to a noncontributing structure:

☒ ☐ ☐

(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and

☒ ☐ ☐

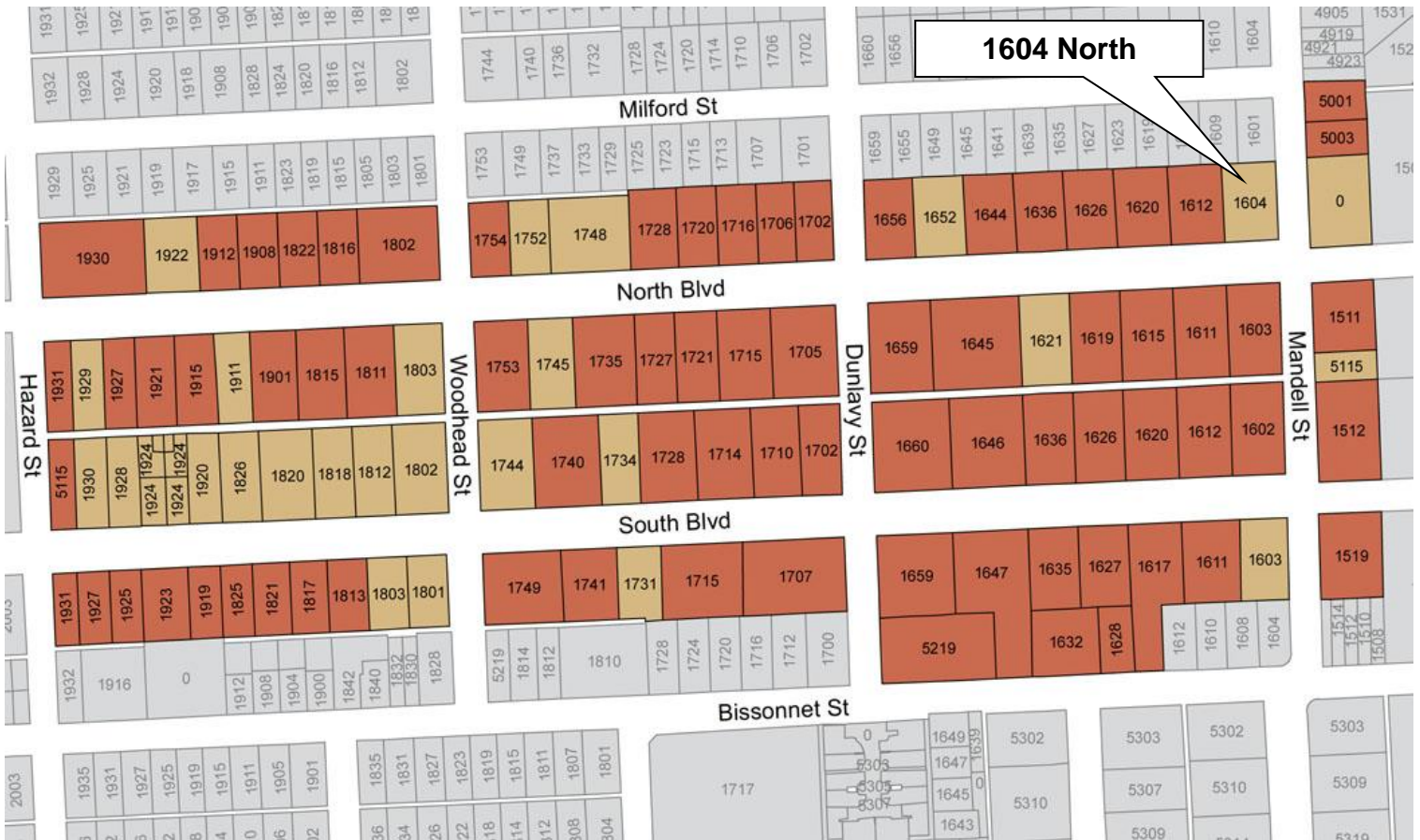
(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.



**PROPERTY LOCATION**  
BOULEVARD OAKS HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO





CONTEXT AREA



1612 North Blvd – Contributing – 1928 (neighbor)



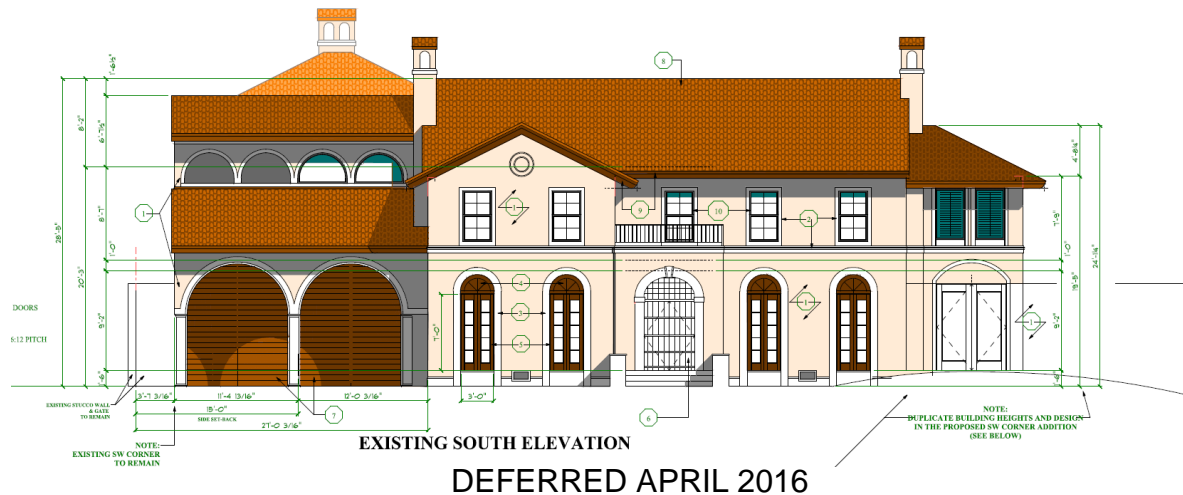
1603 North Blvd – Contributing – 1925 (across)



1611 North Blvd – Contributing – 1927 (across)

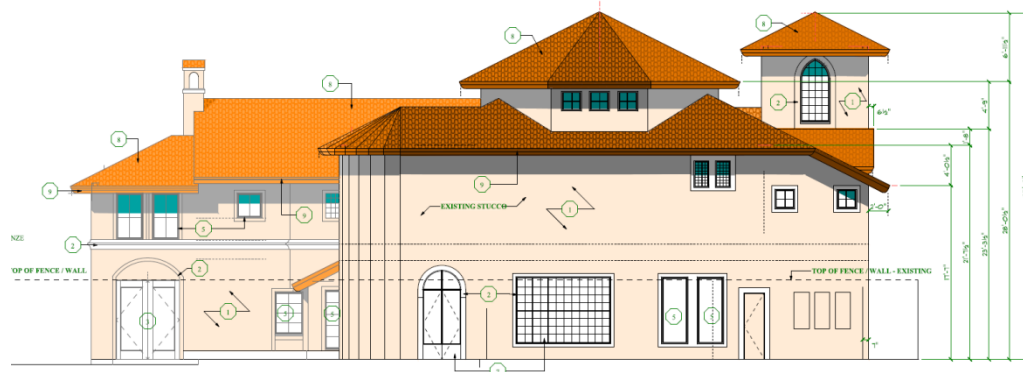
## SOUTH ELEVATION – FRONT FACING NORTH BOULEVARD

## EXISTING

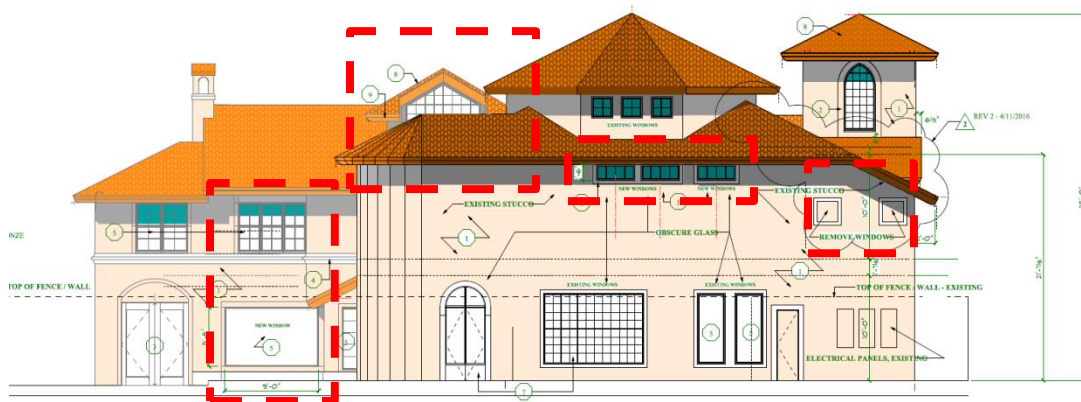


# NORTH (REAR) ELEVATION

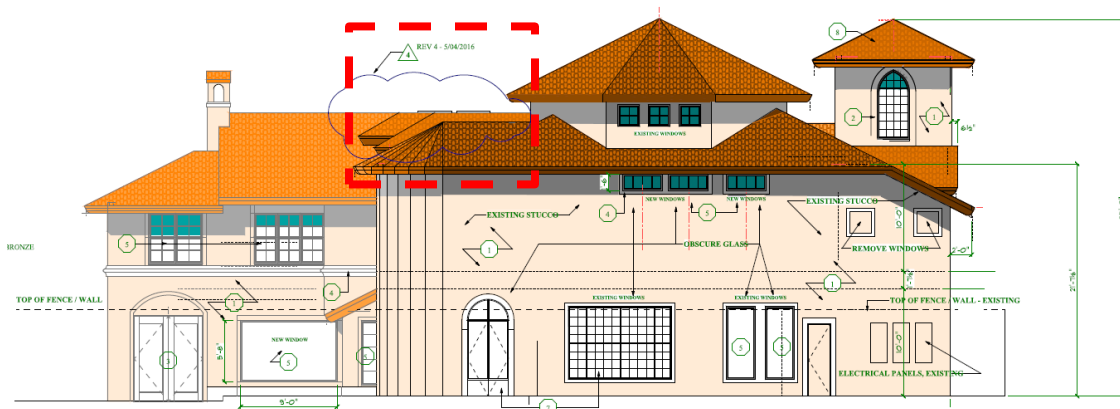
## EXISTING



## DEFERRED APRIL 2016



## PROPOSED



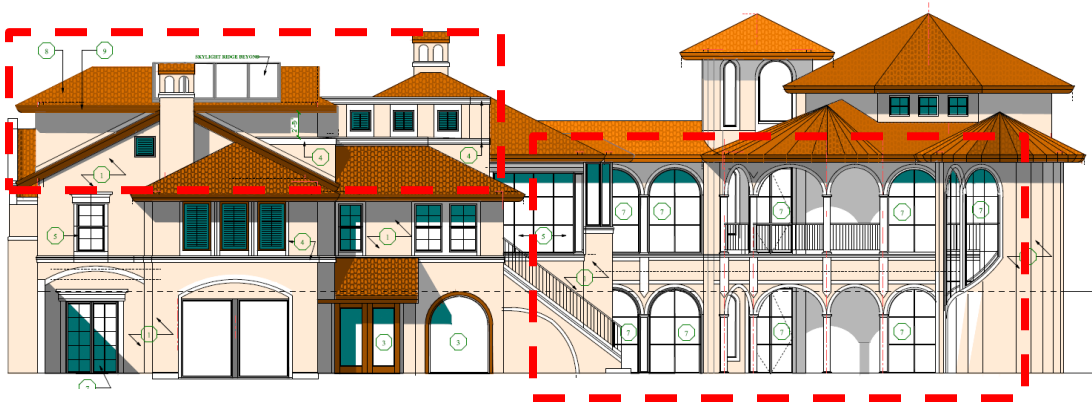


EAST ELEVATION

EXISTING



DEFERRED APRIL 2016

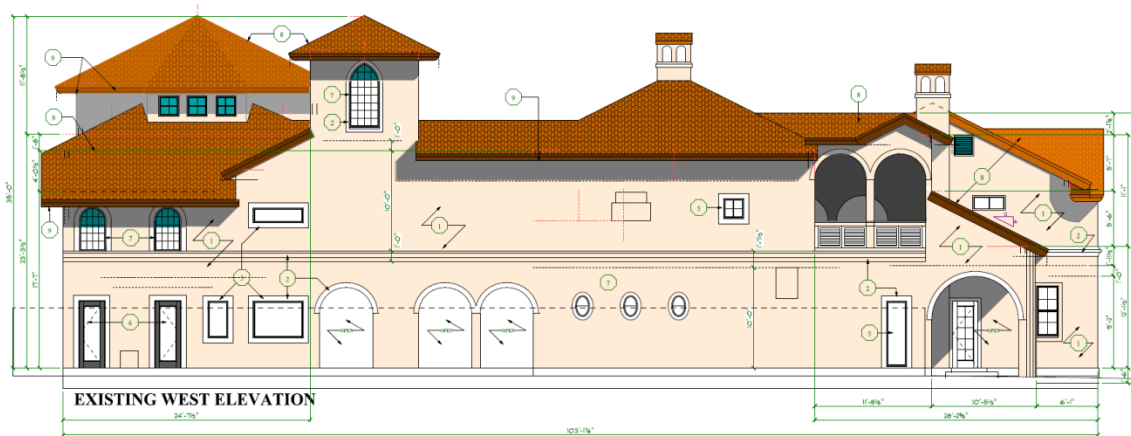


PROPOSED

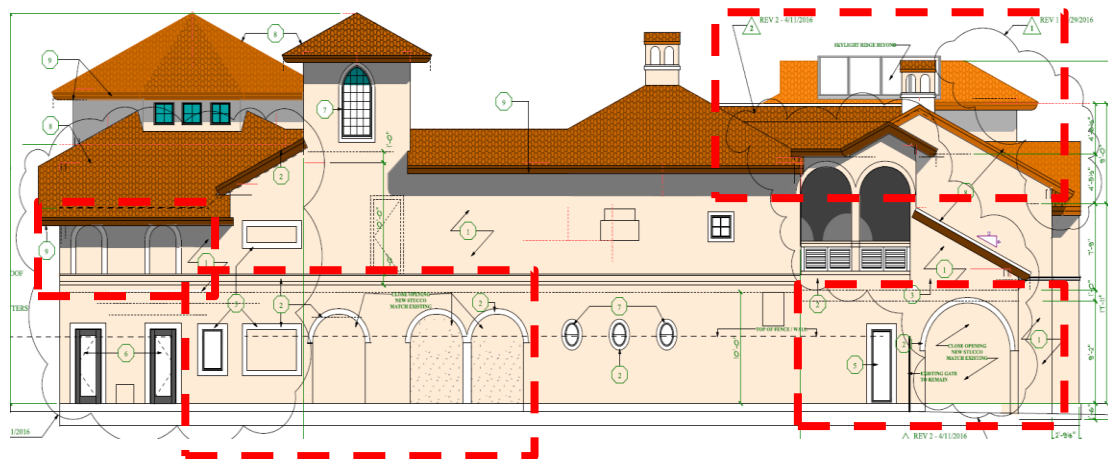


## WEST SIDE ELEVATION

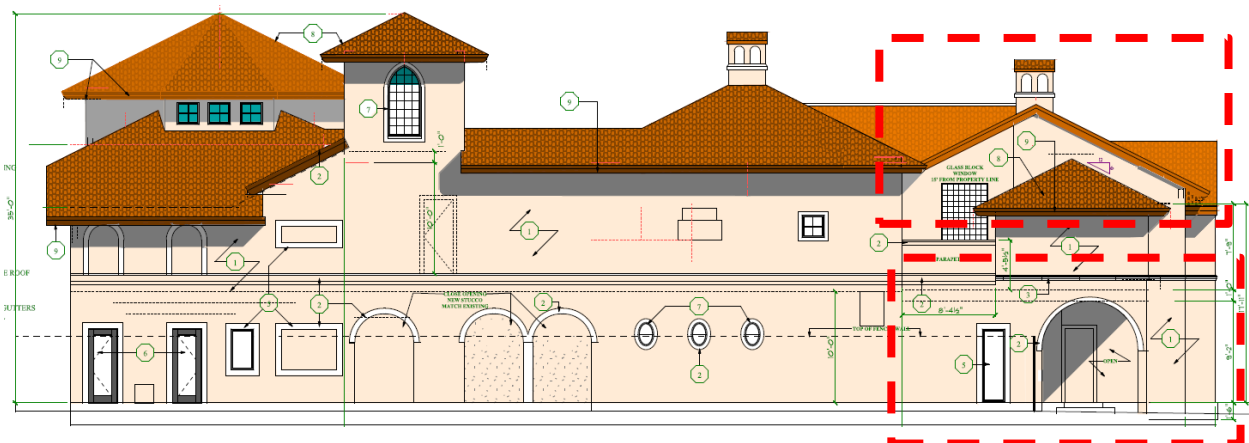
## EXISTING



## DEFERRED APRIL 2016



## PROPOSED

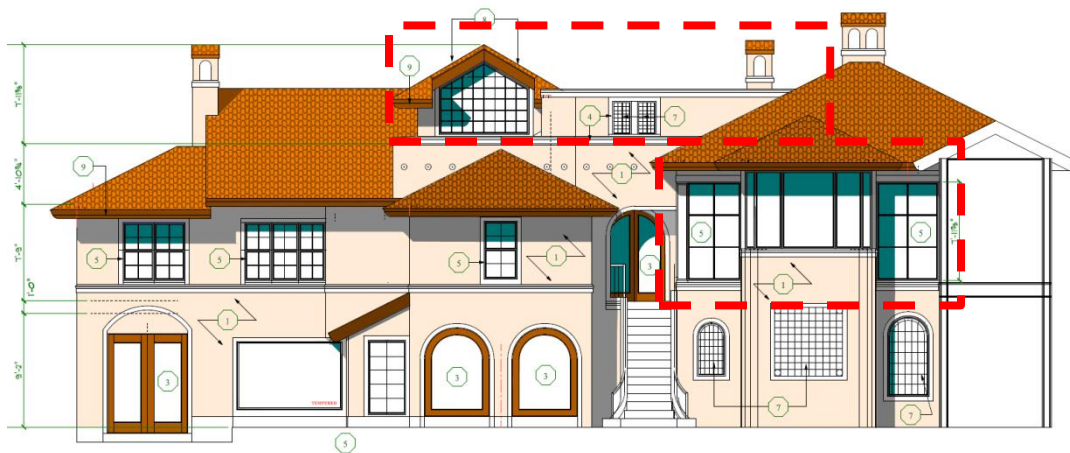


NORTH ELEVATION (COURTYARD)

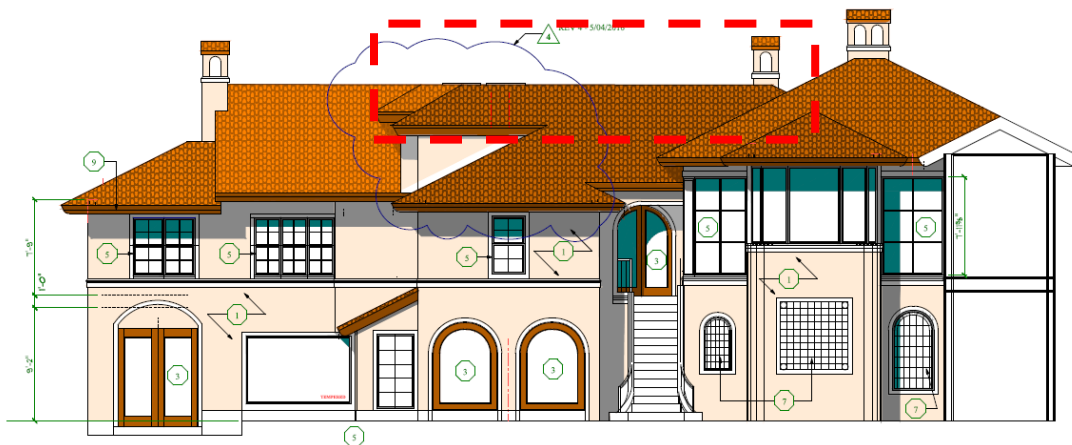
EXISTING



DEFERRED APRIL 2016



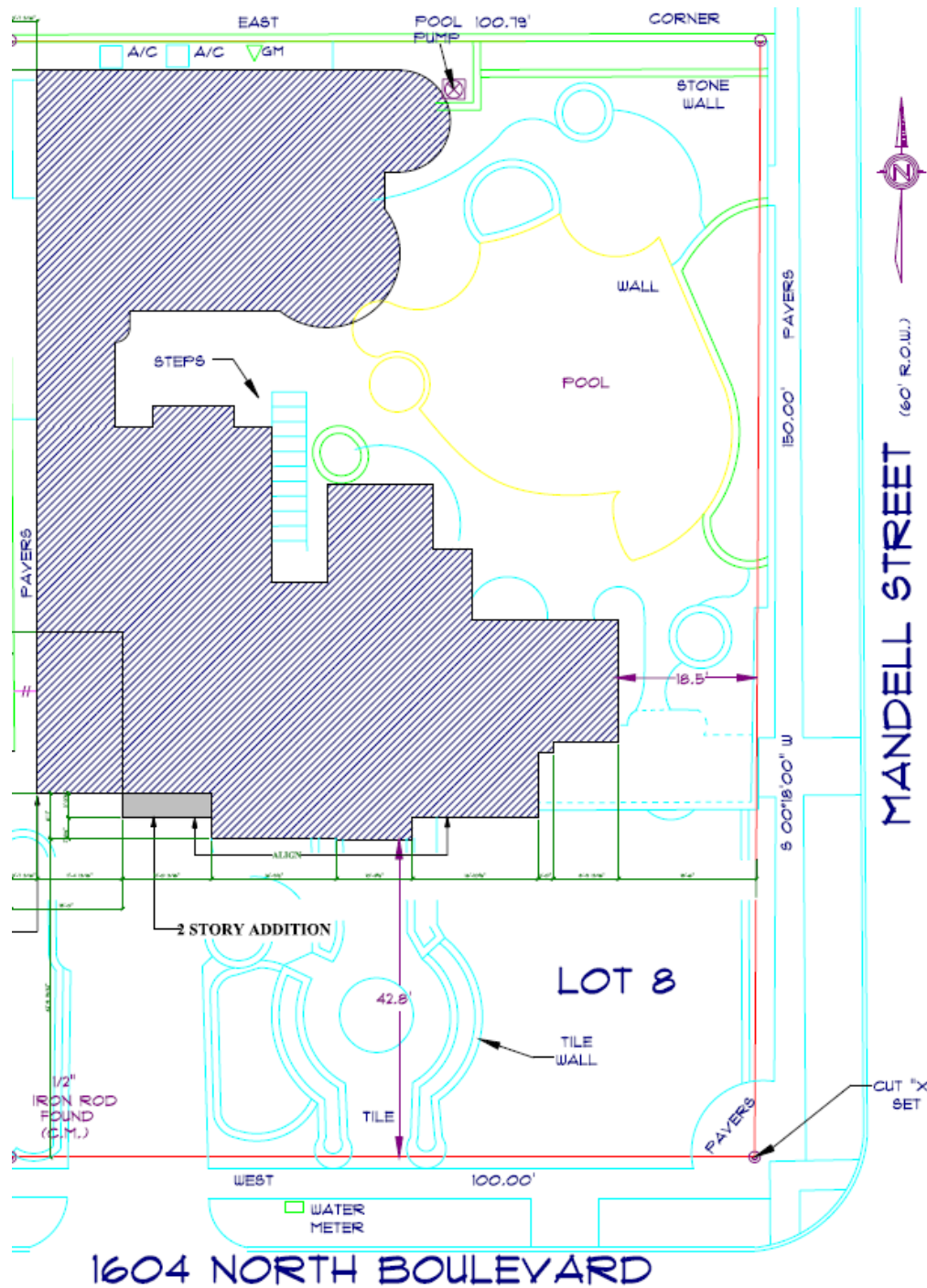
PROPOSED





## SITE PLAN

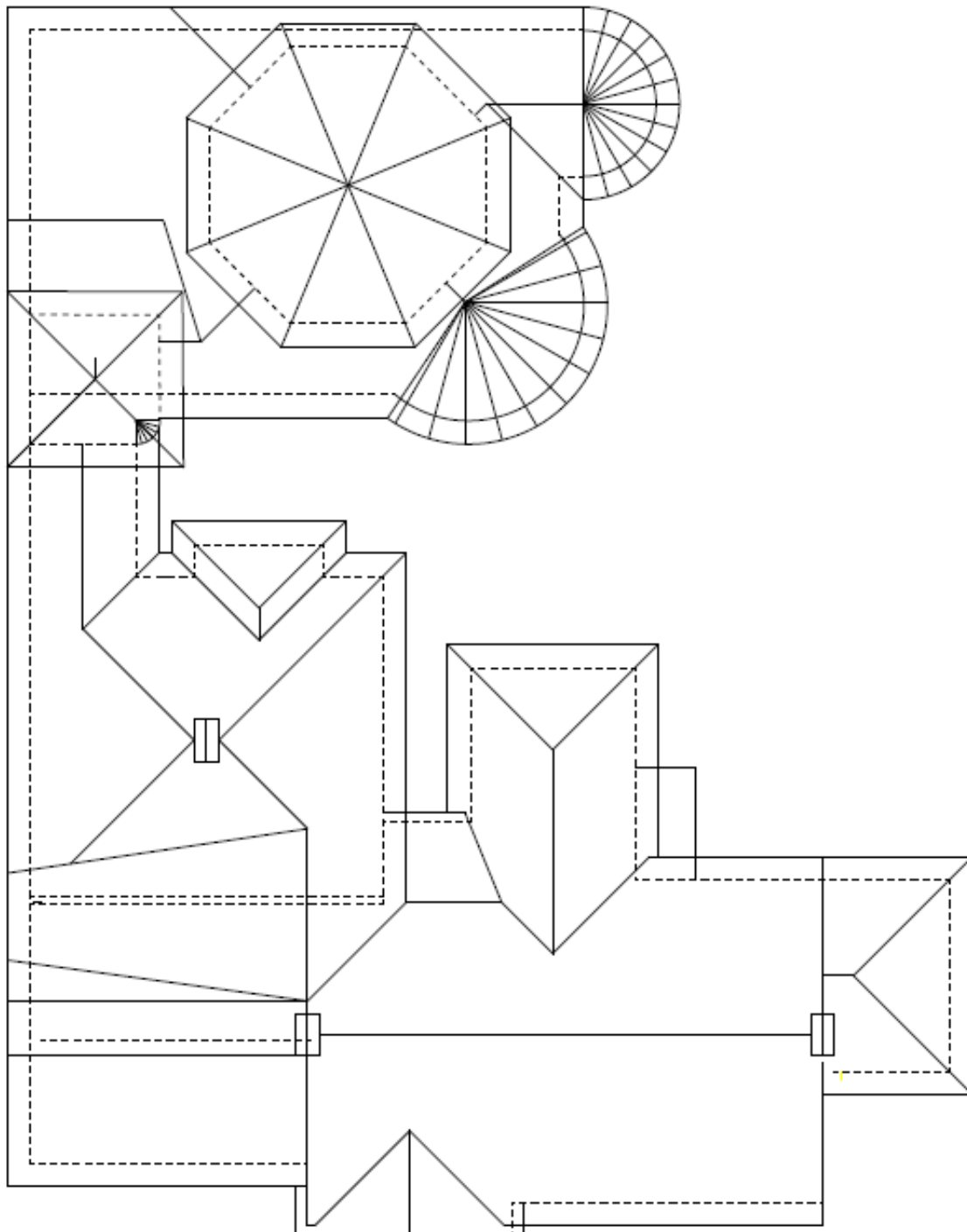
EXISTING (WITH PROPOSED ADDITION)







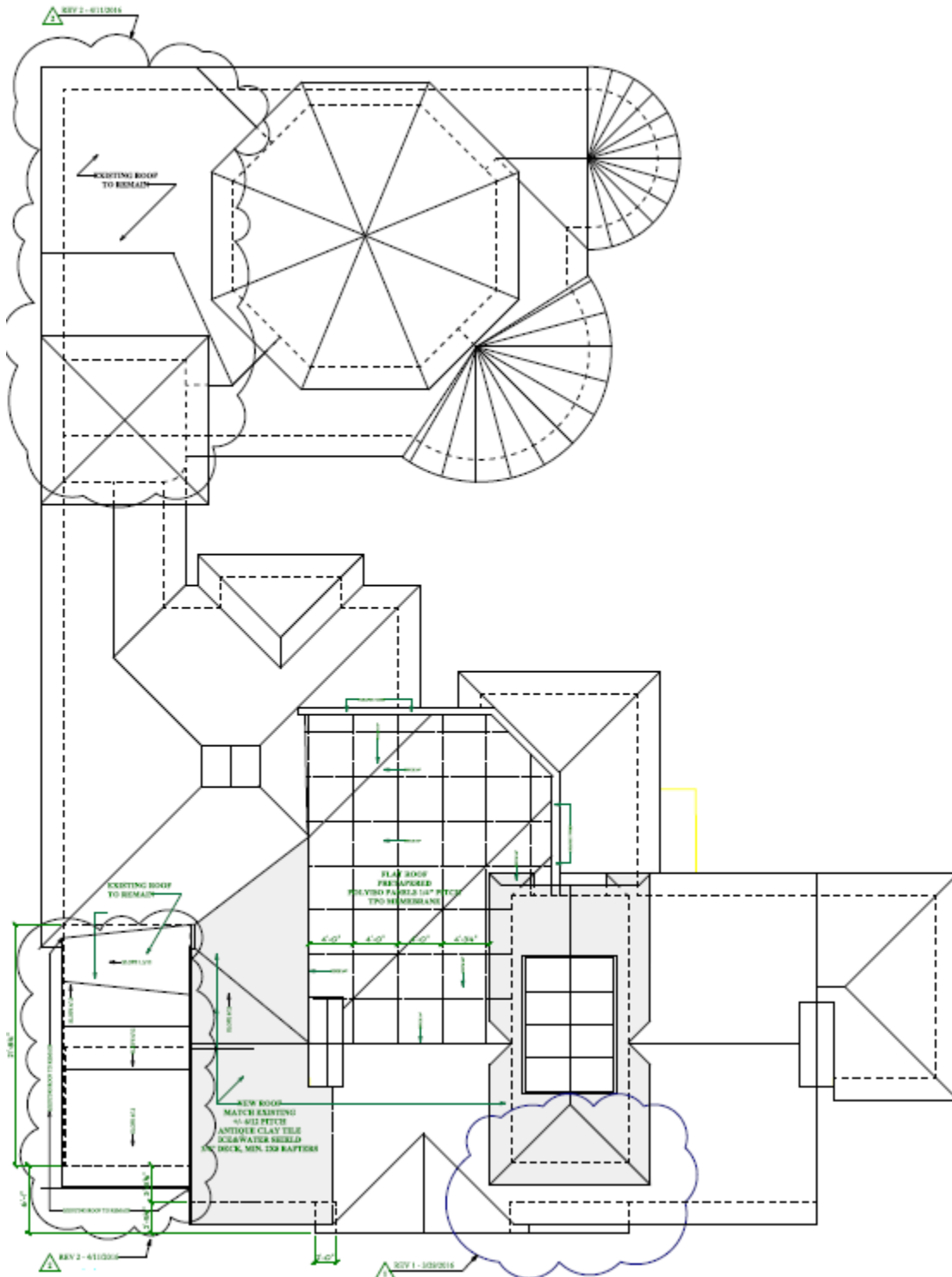
ROOF PLAN  
EXSITING





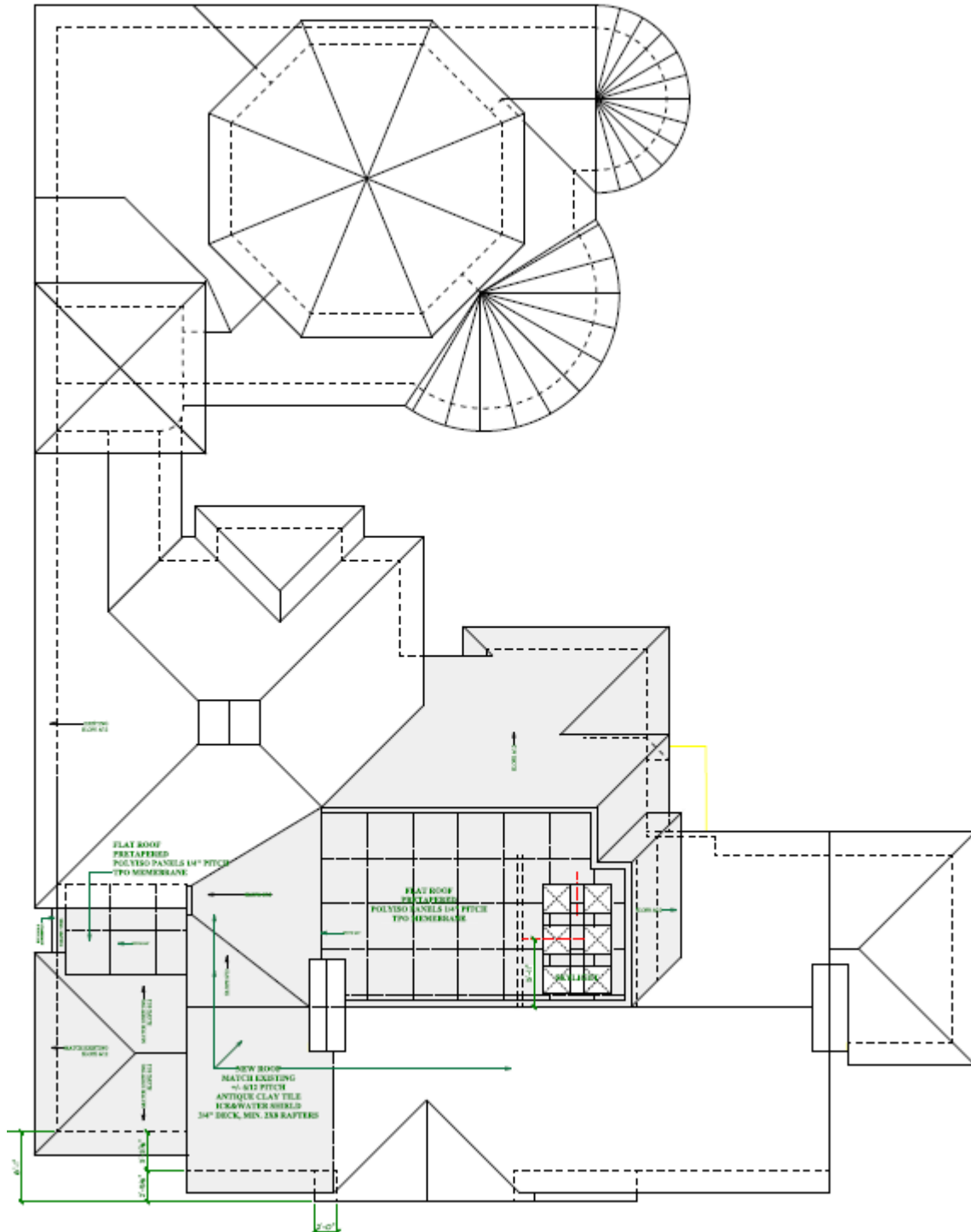
## ROOF PLAN

DEFERRED APRIL 2016



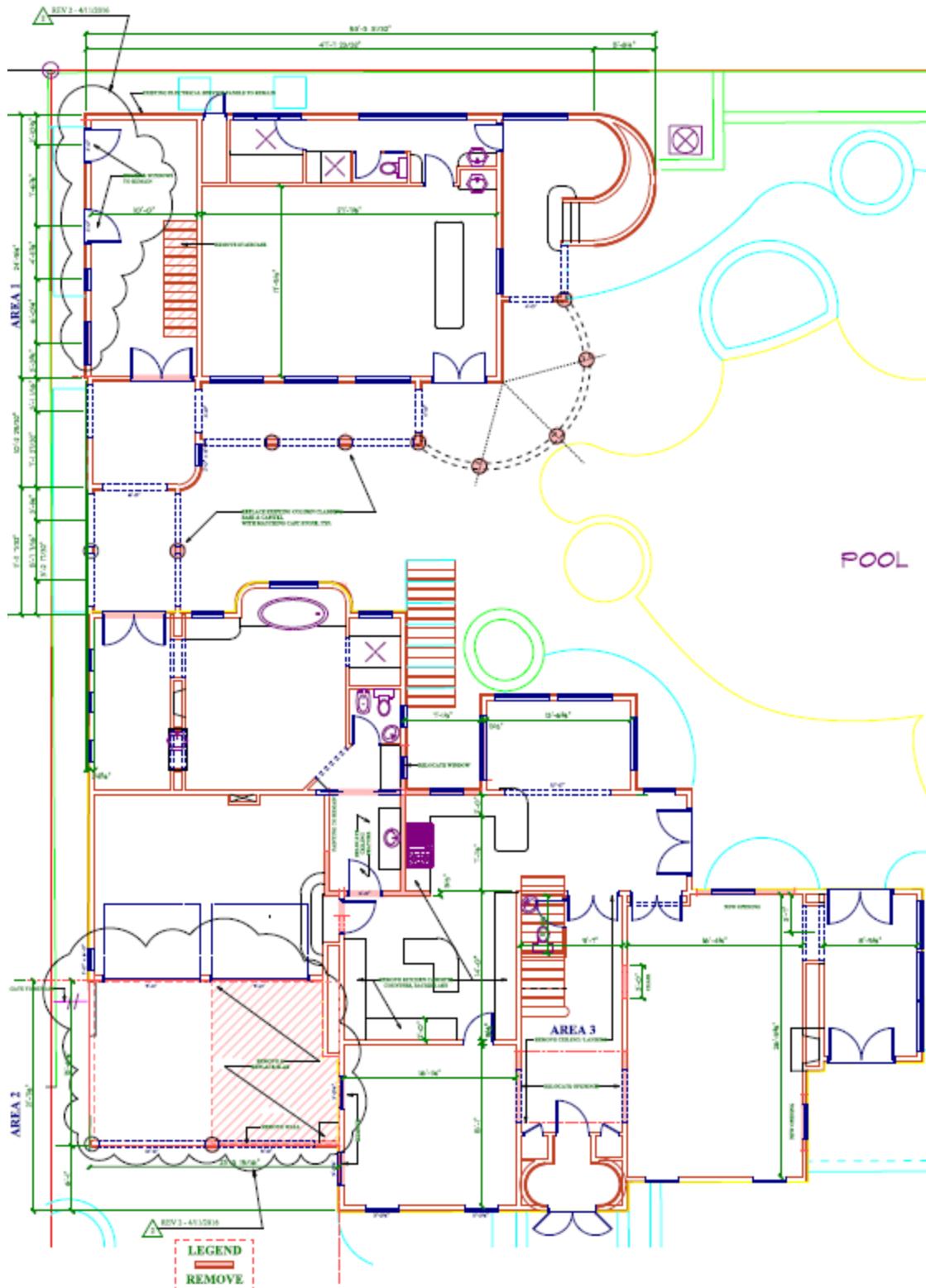


ROOF PLAN  
PROPOSED





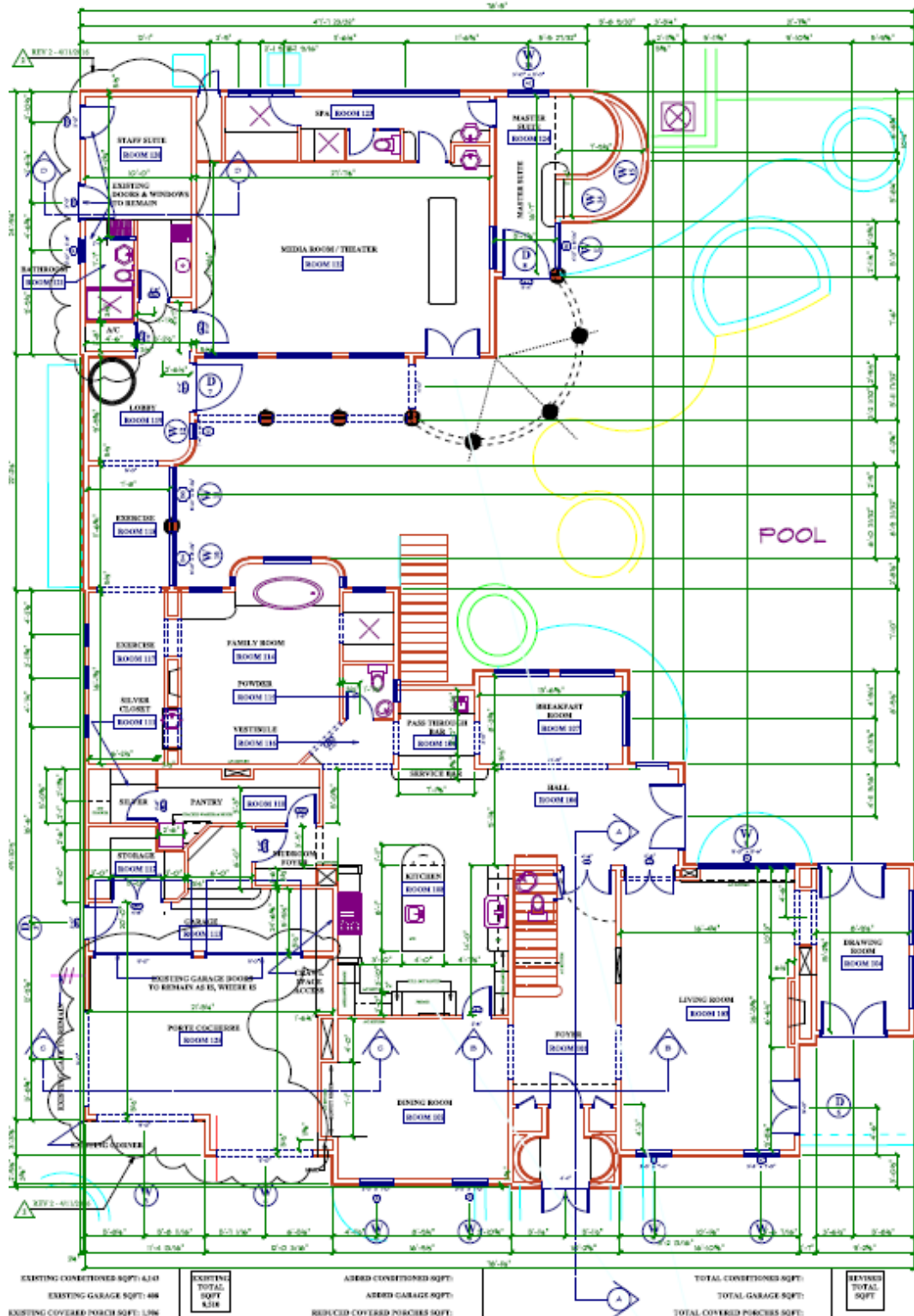
**FIRST FLOOR PLAN**  
EXSITING/DEMO PLAN







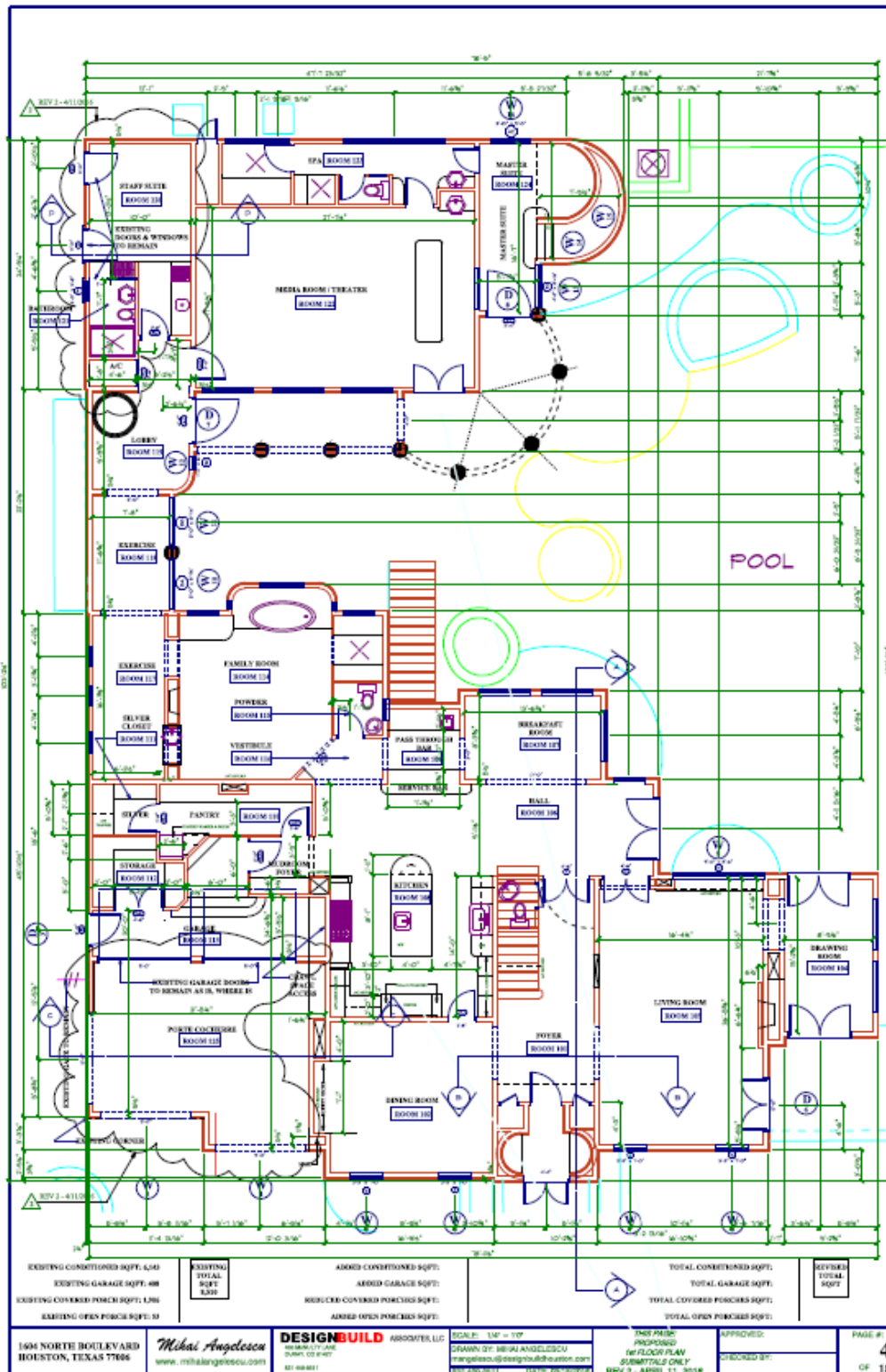
# **FIRST FLOOR PLAN** **DEFERRED APRIL 2016**





## FIRST FLOOR PLAN

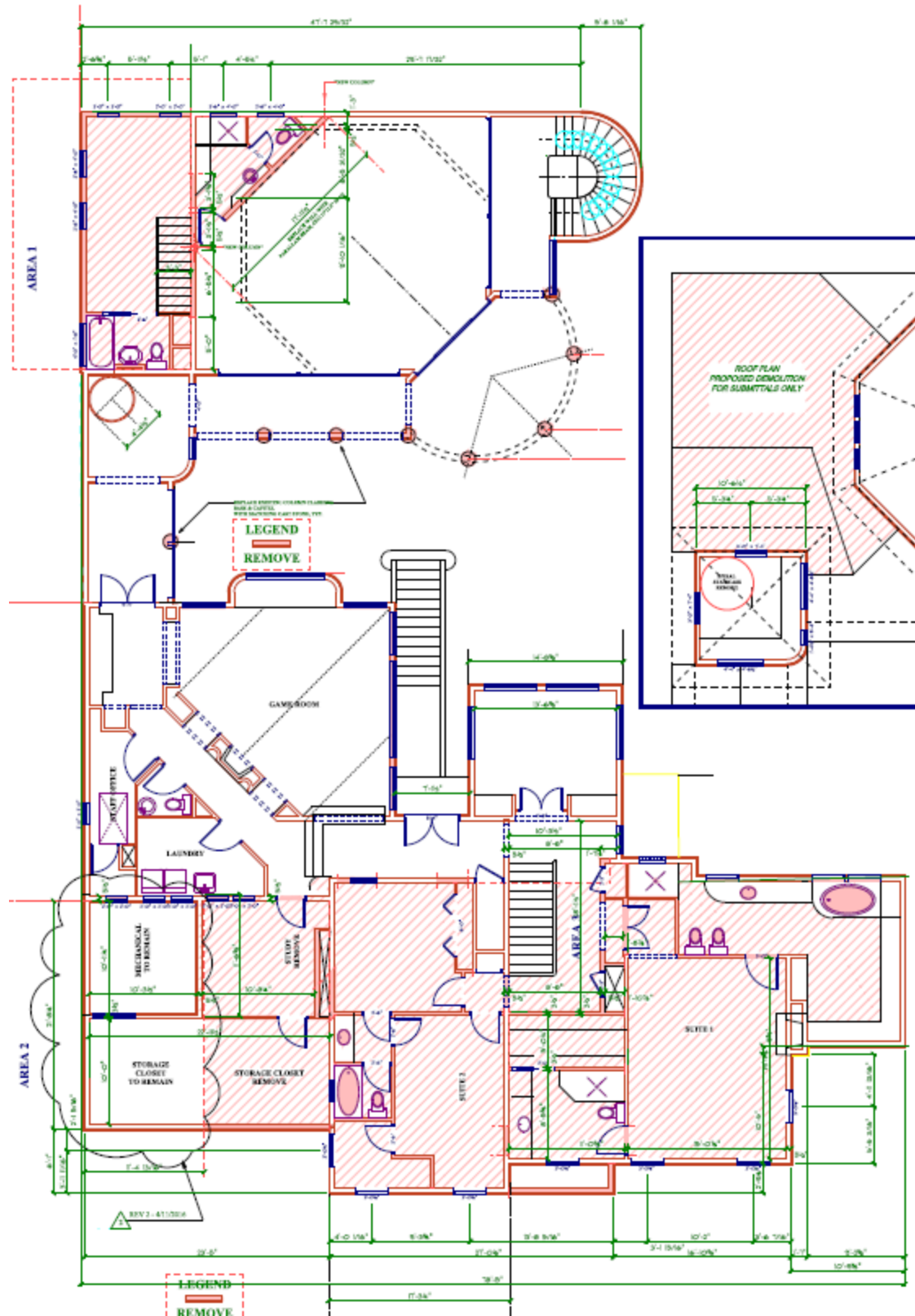
PROPOSED





## SECOND AND THIRD FLOOR PLAN

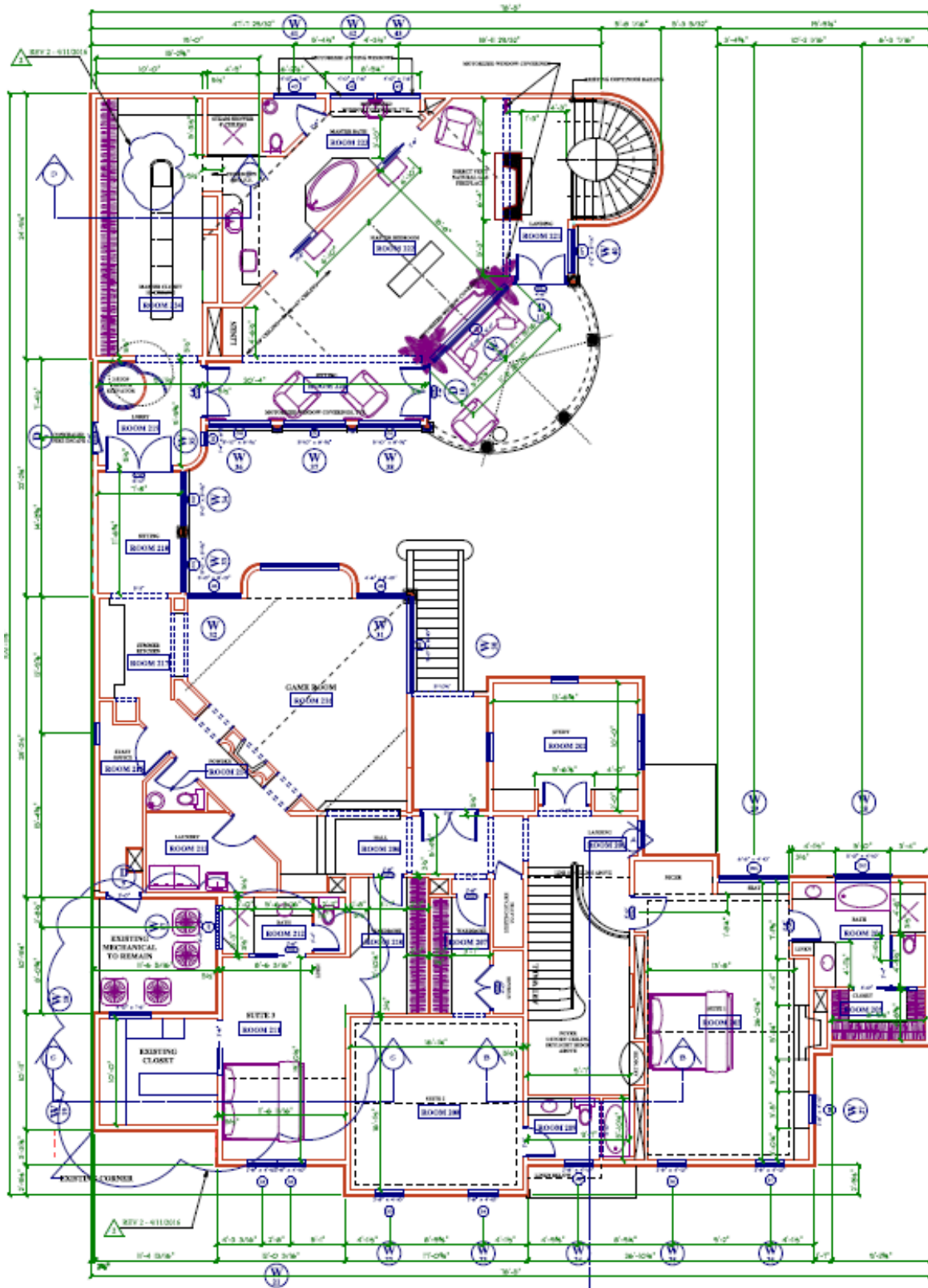
EXSITING/DEMO





## SECOND FLOOR PLAN

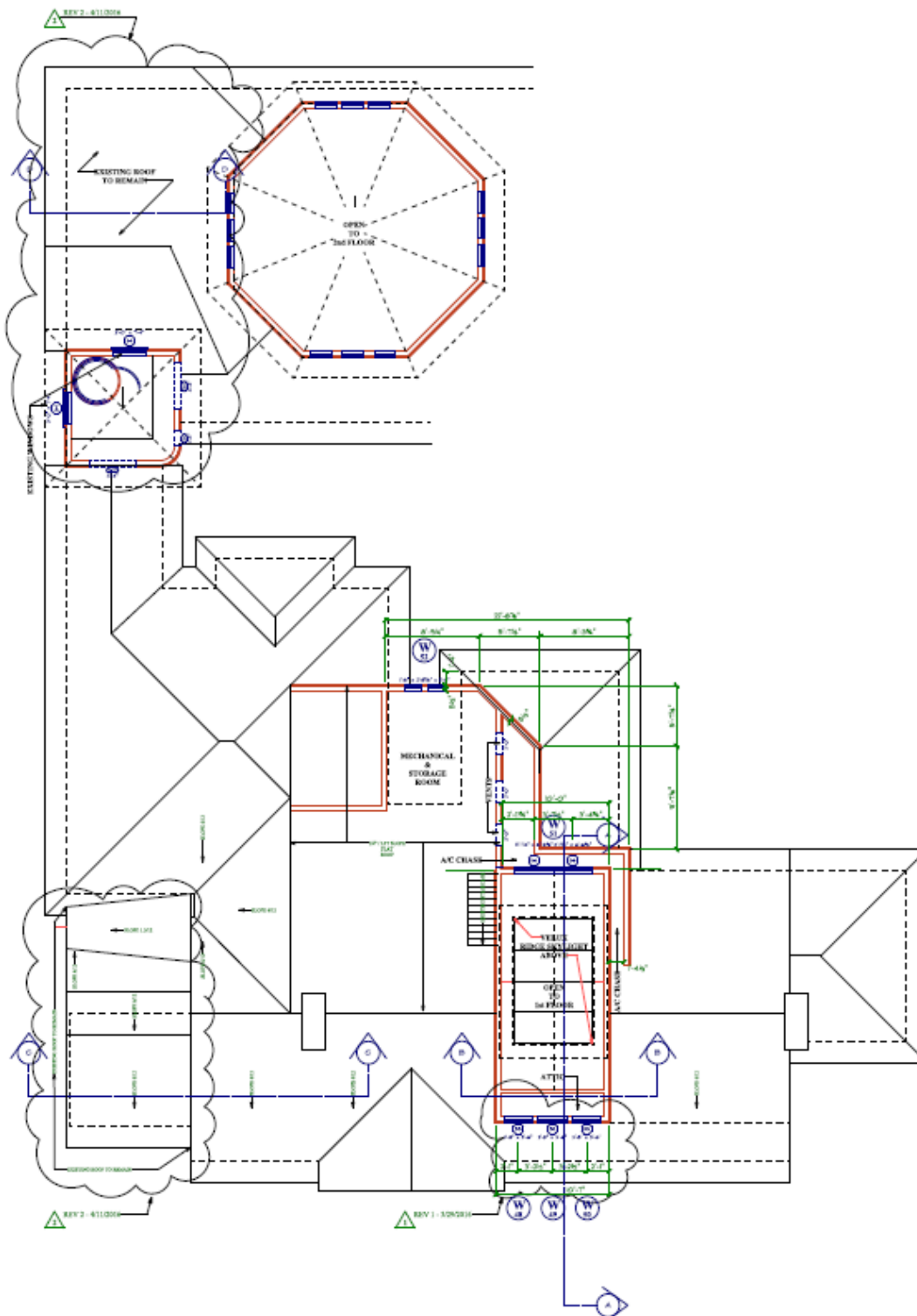
PROPOSED





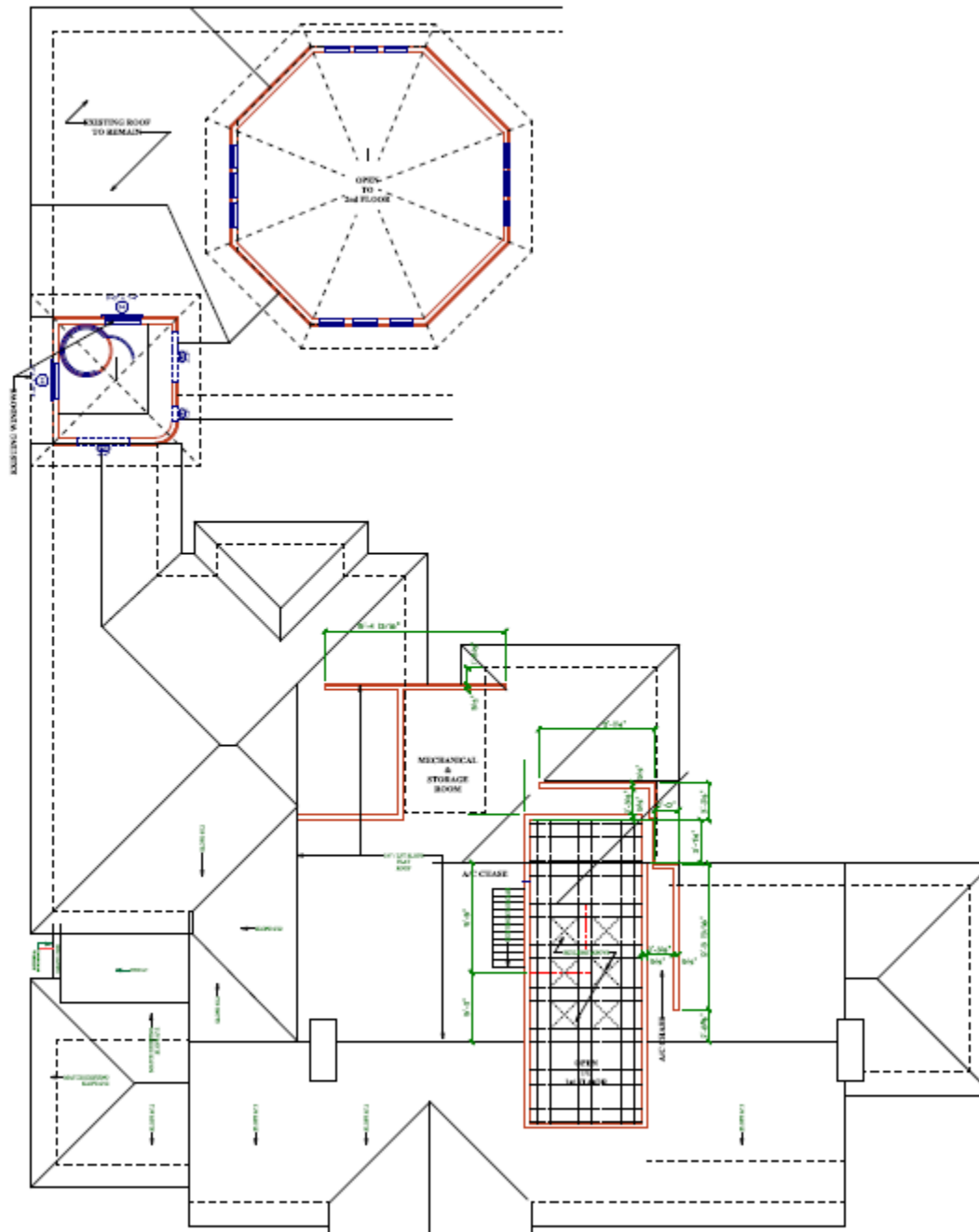


**THIRD FLOOR PLAN**  
DEFERRED APRIL 2016



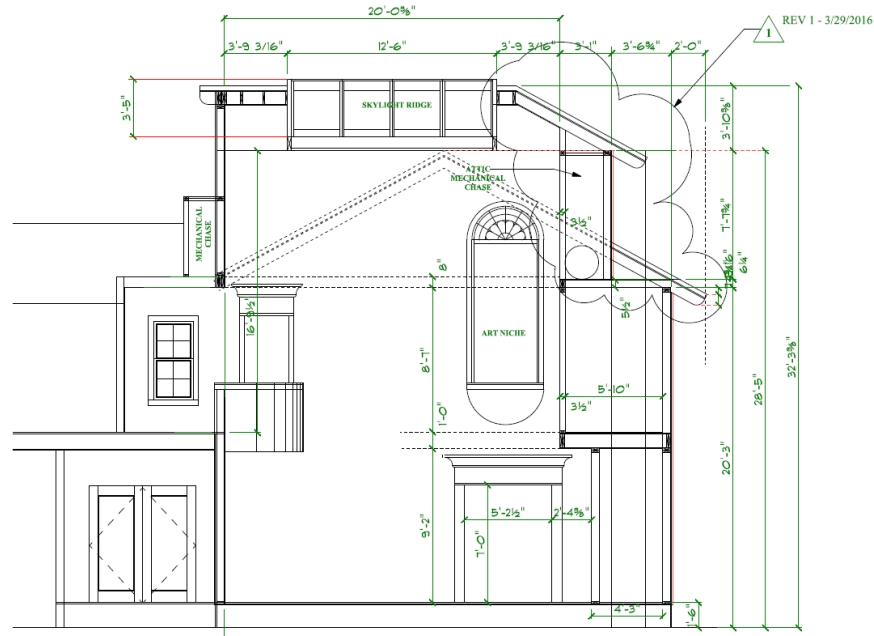
### THIRD FLOOR PLAN

PROPOSED



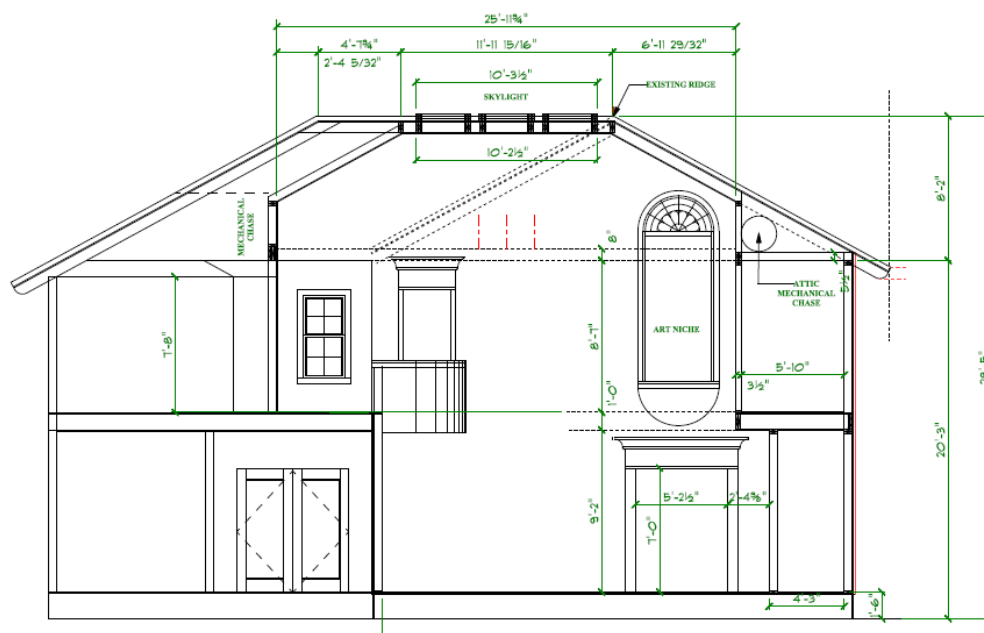
## EAST SECTION

DEFERRED APRIL 2016



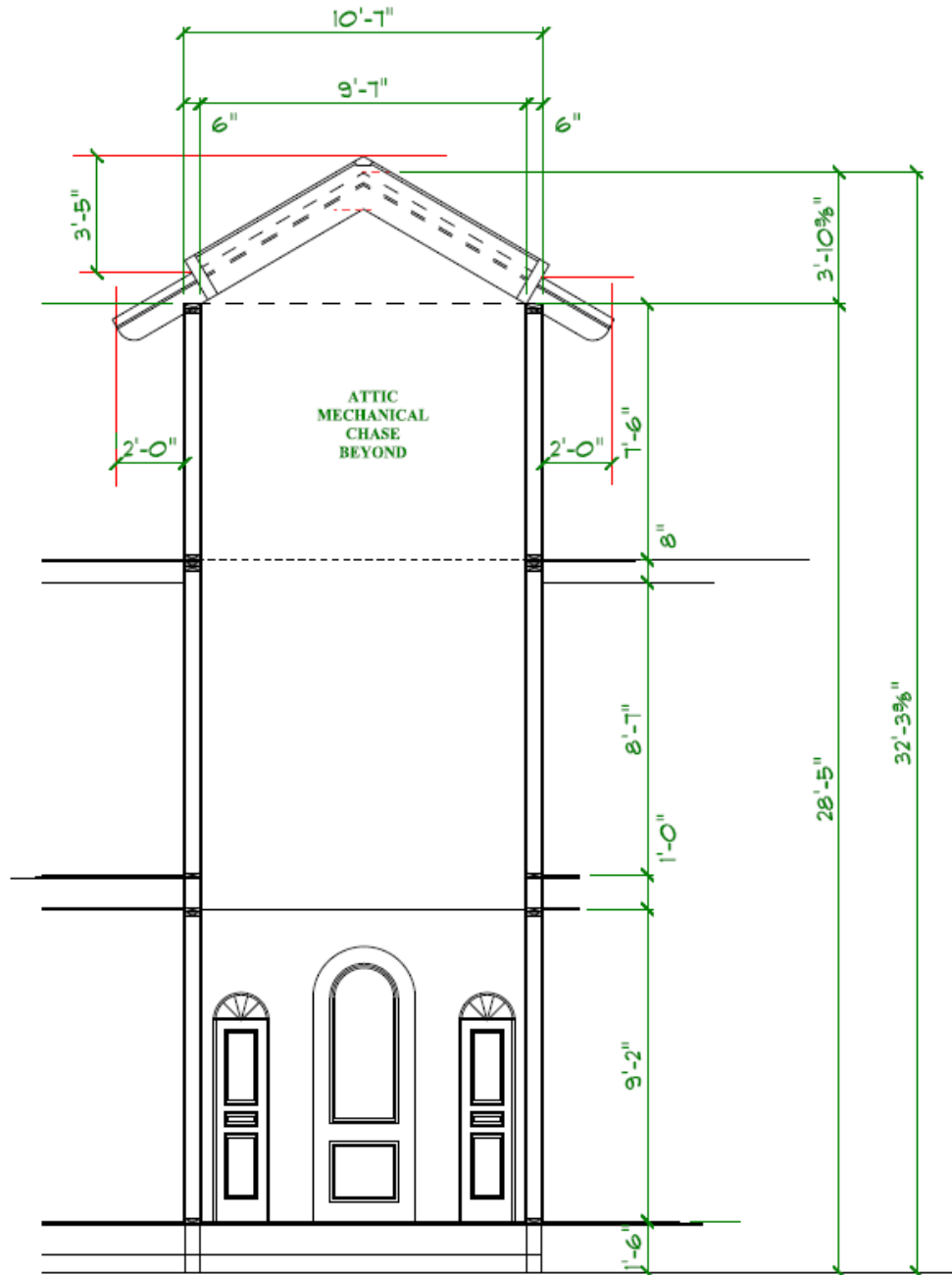
## EAST SECTION

PROPOSED



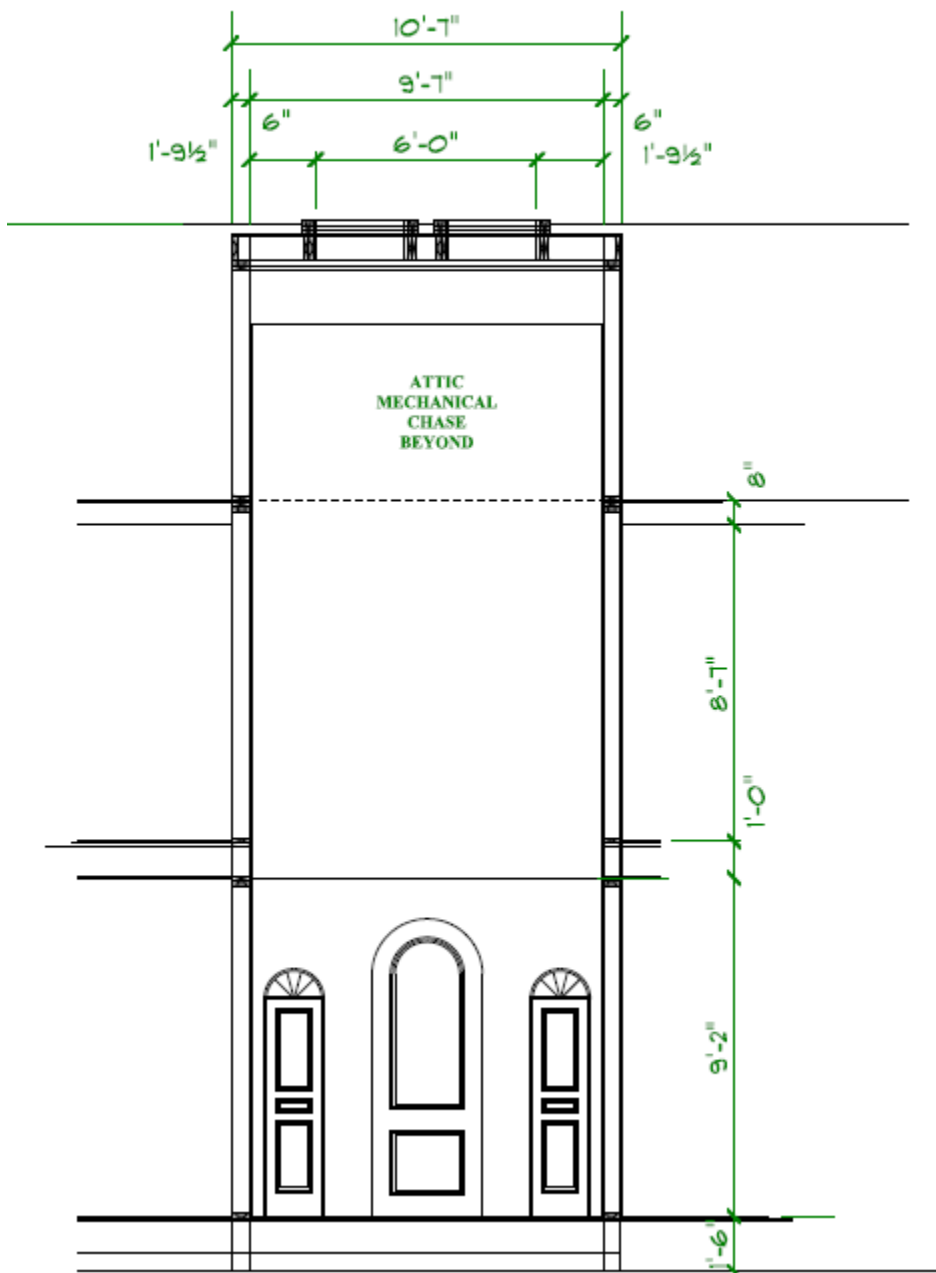
## SOUTH SECTION B

DEFERRED APRIL 2016



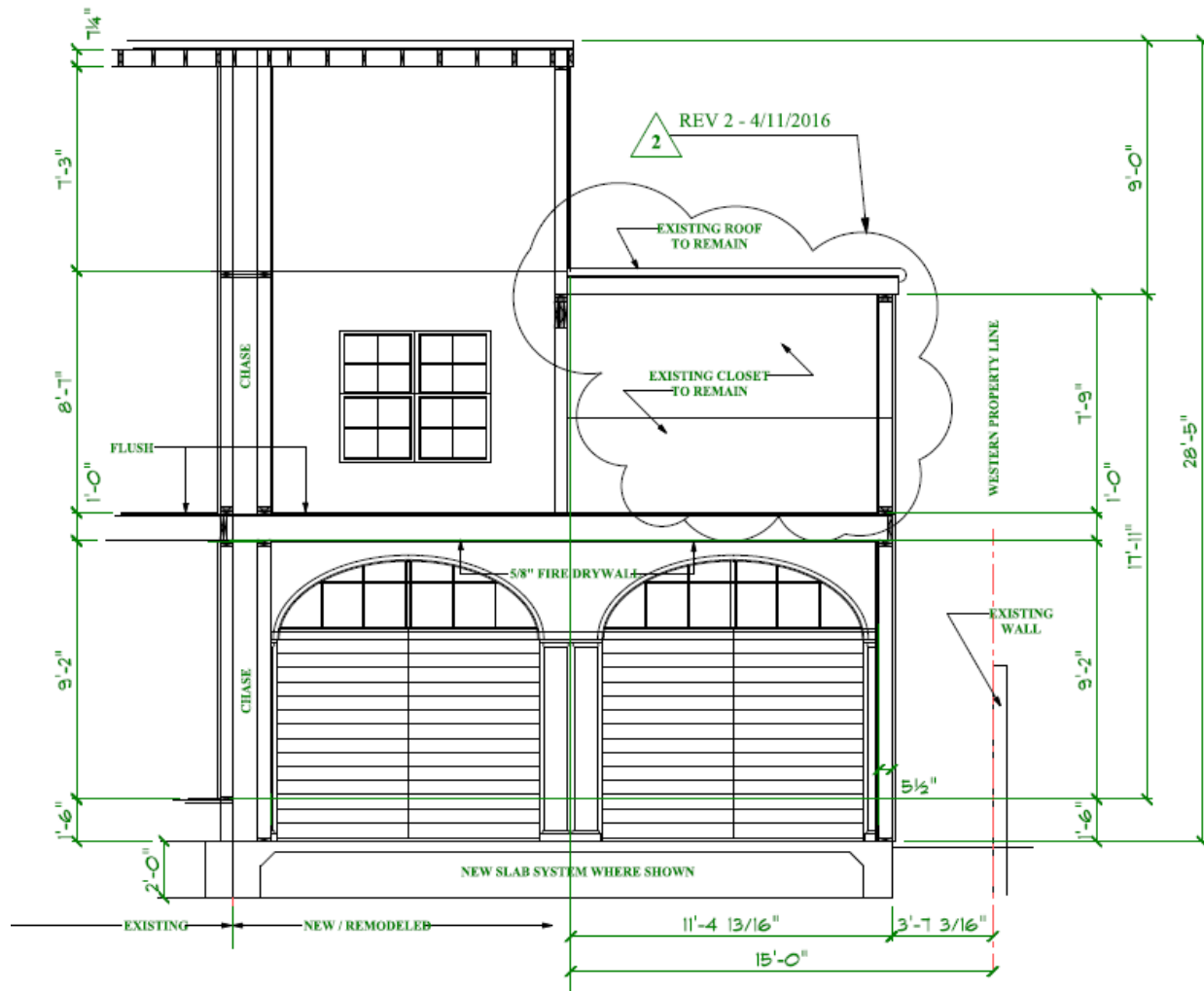


## PROPOSED



## SOUTH SECTION D

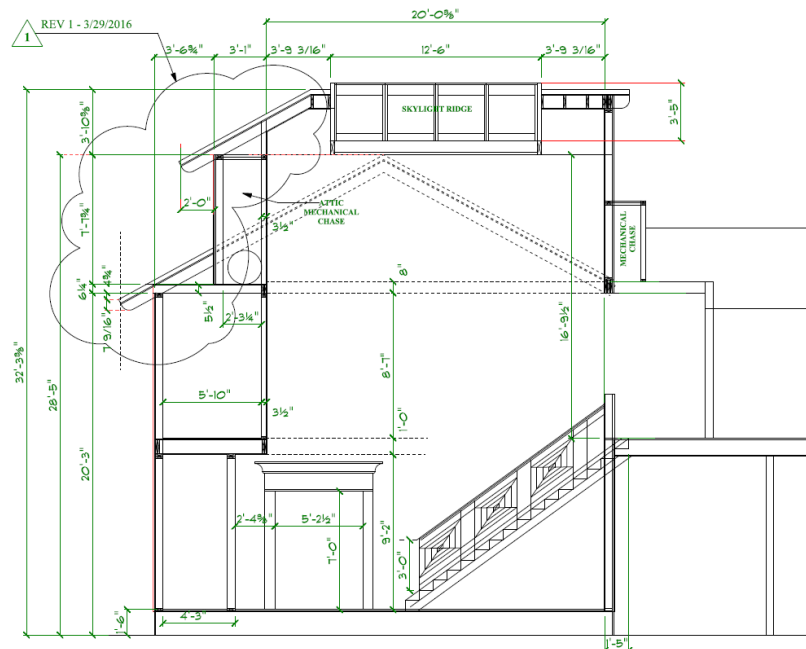
DEFERRED





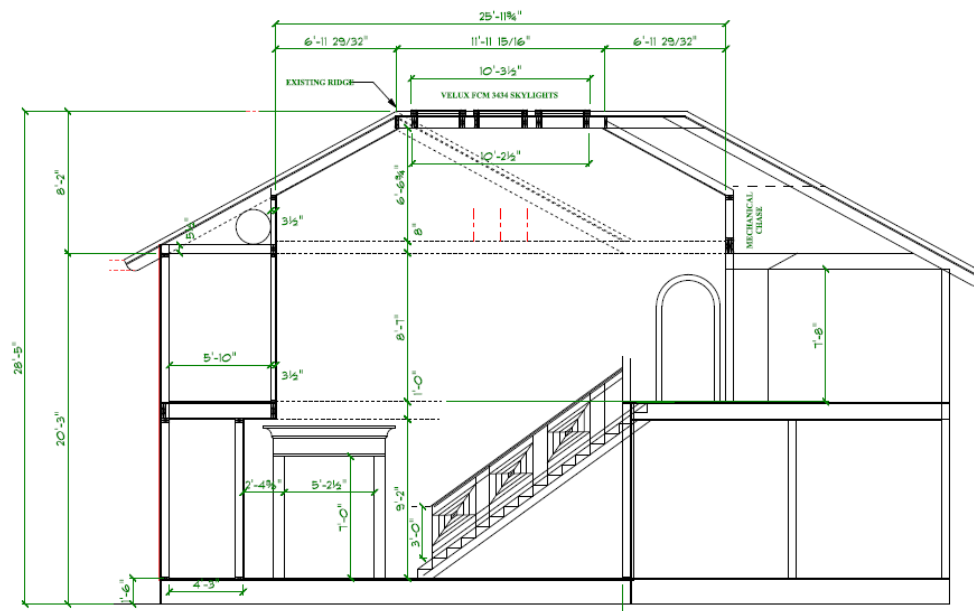
## WEST SECTION

DEFERRED APRIL 2016



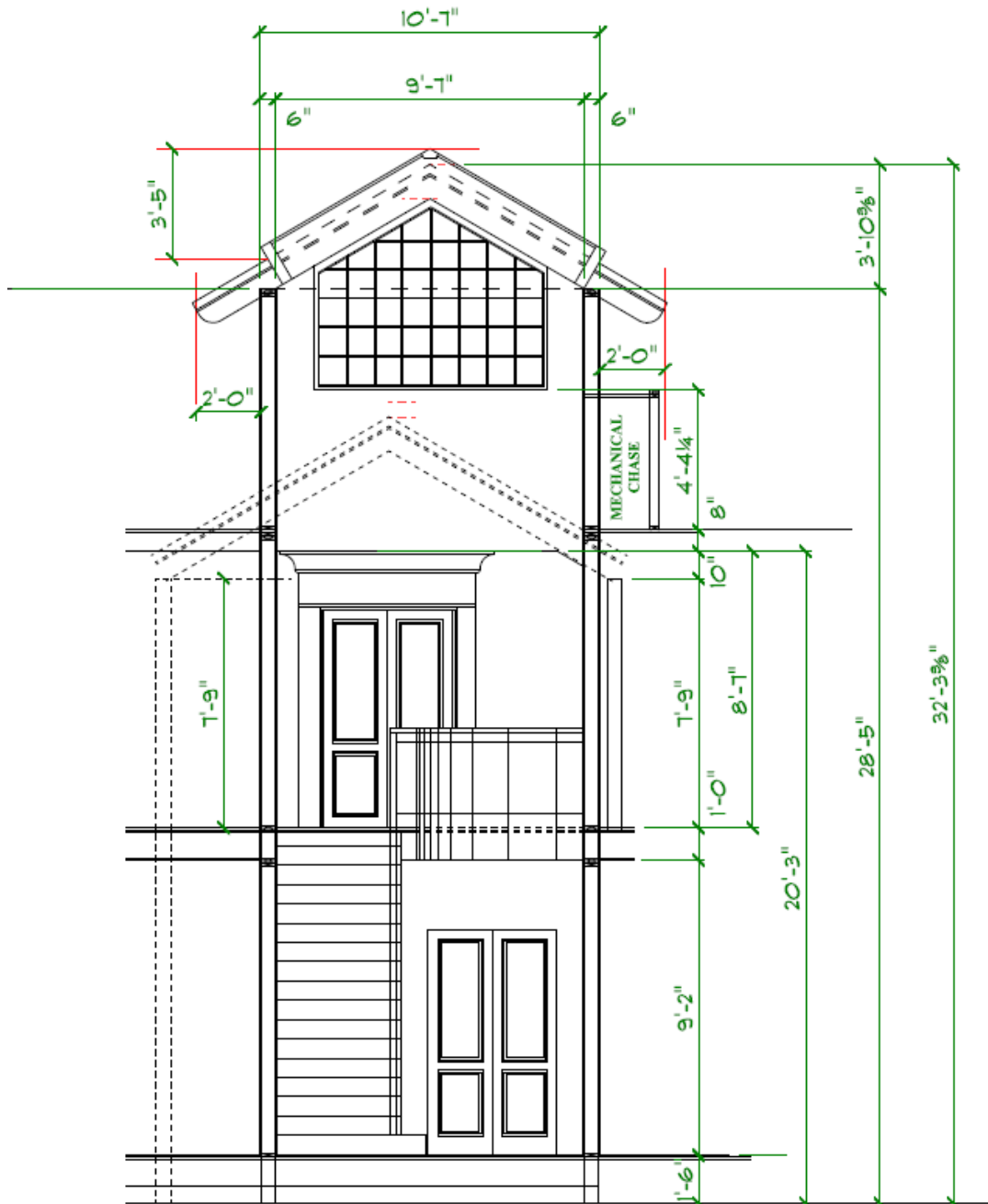
## WEST SECTION

PROPOSED



**NORTH SECTION B**

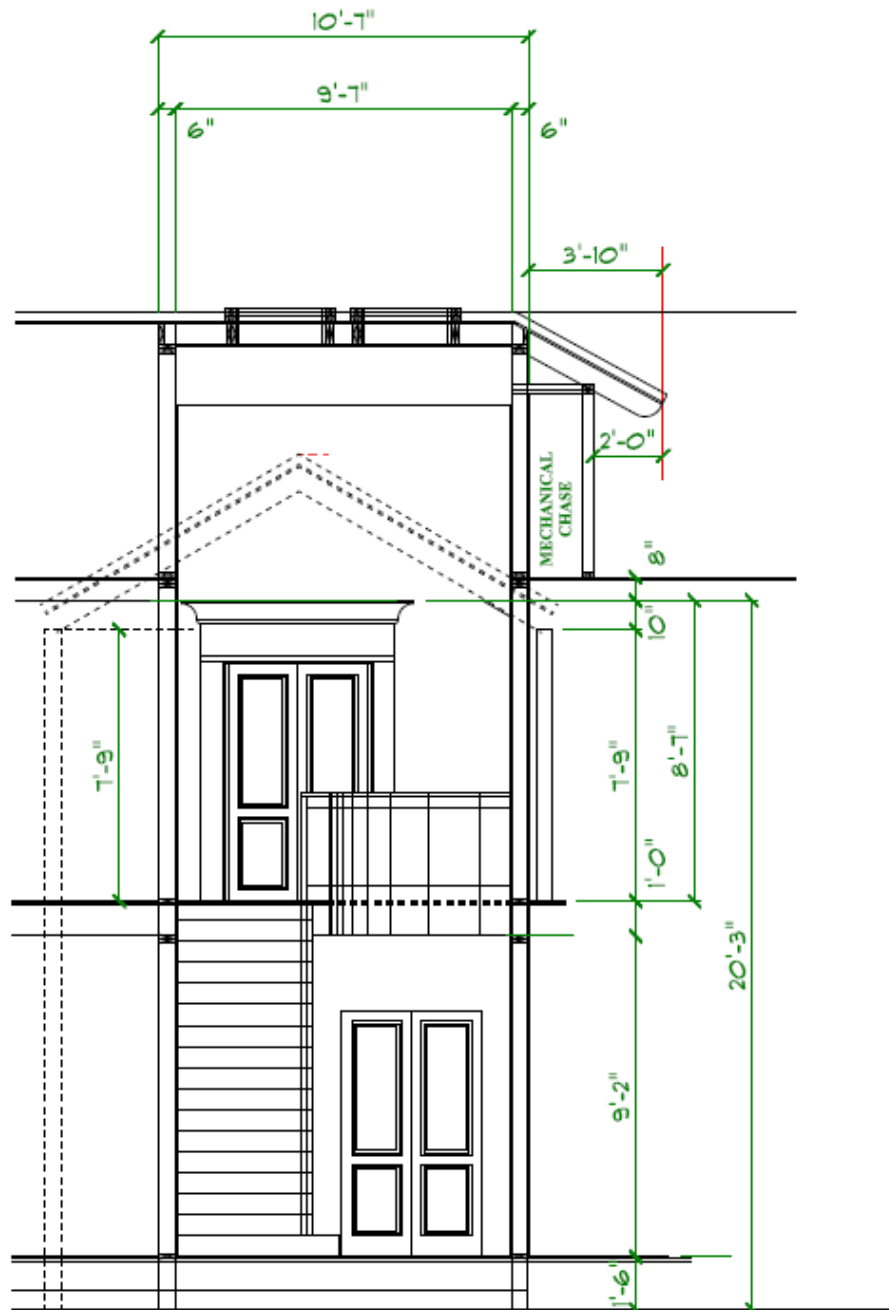
DEFERRED APRIL 2016





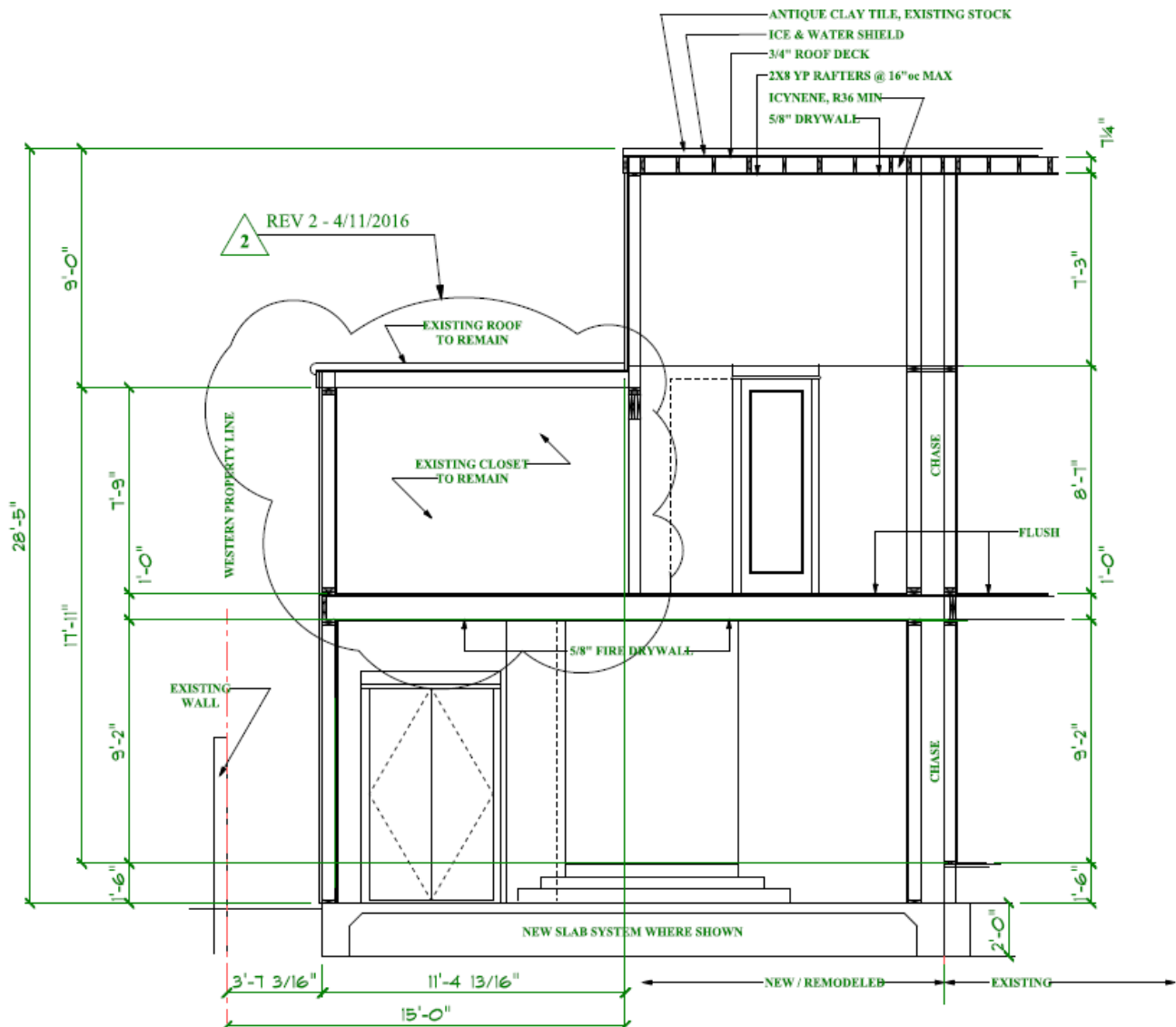
NORTH SECTION B

PROPOSED



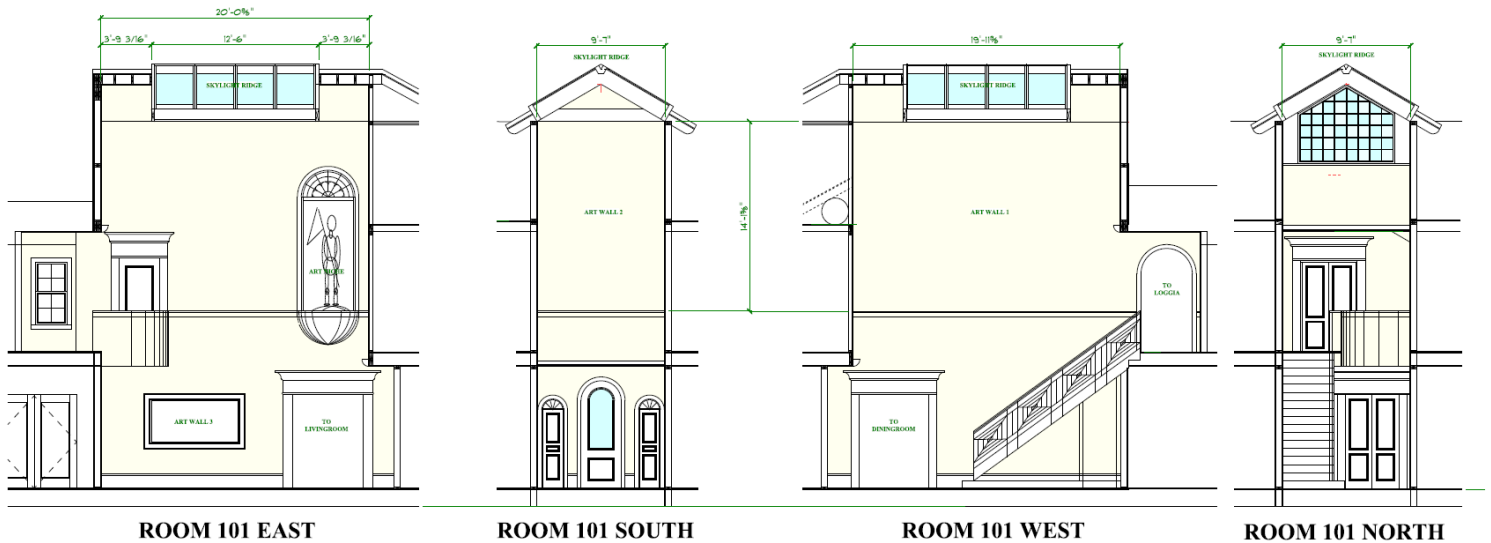
## NORTH SECTION C

## PROPOSED

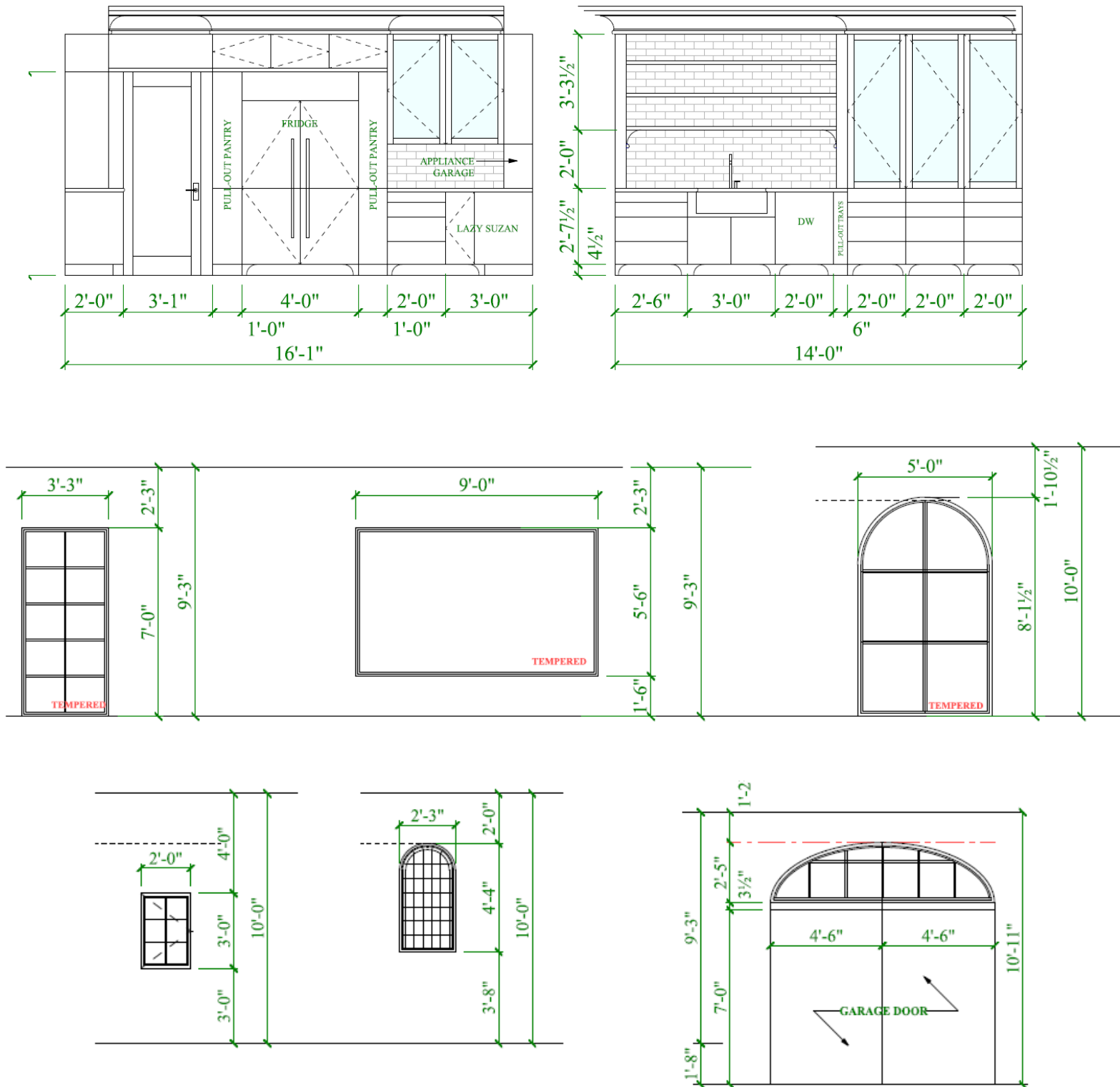




## WINDOW AND DOOR SCHEDULE

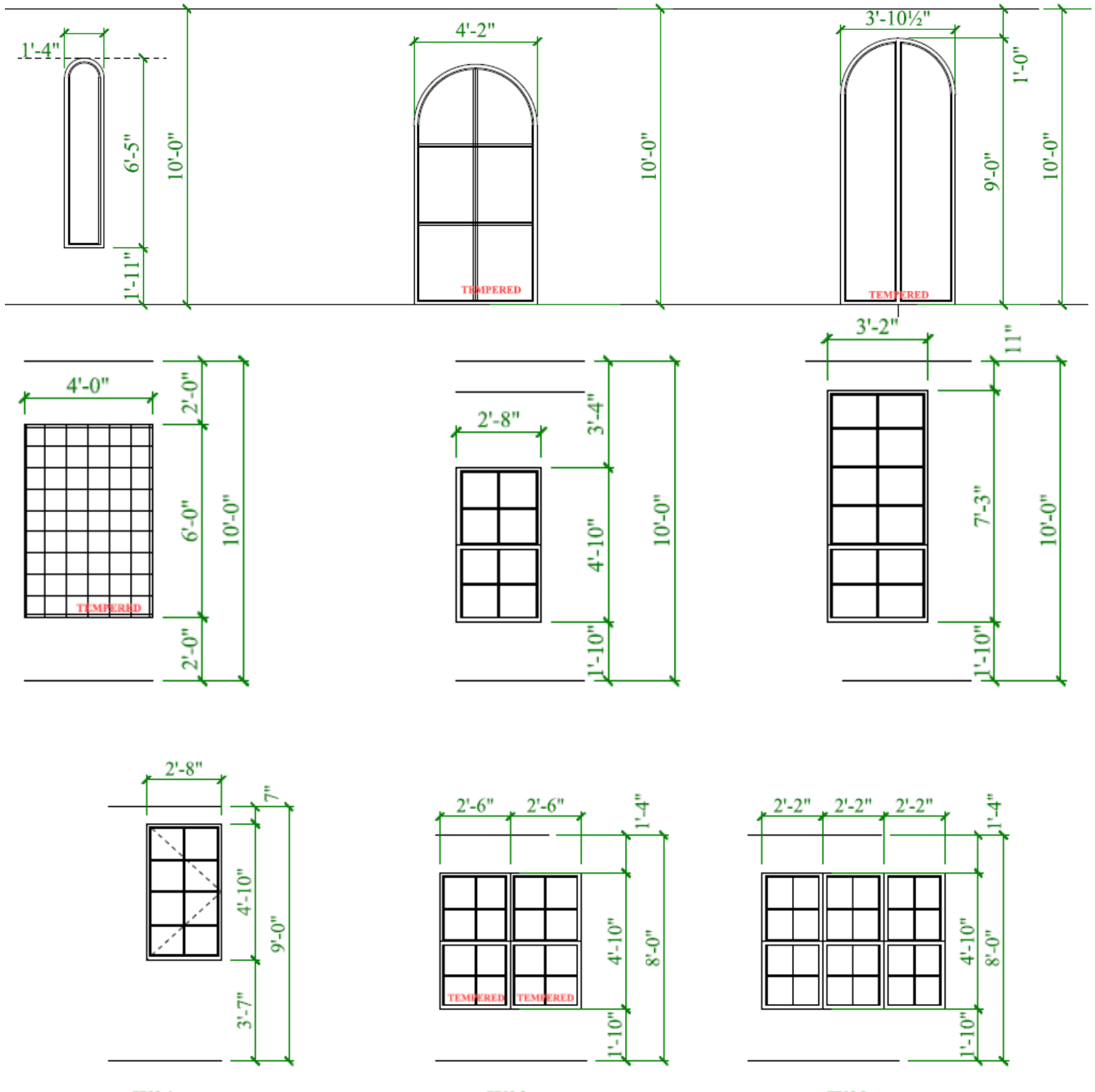


## WINDOW SCHEDULE

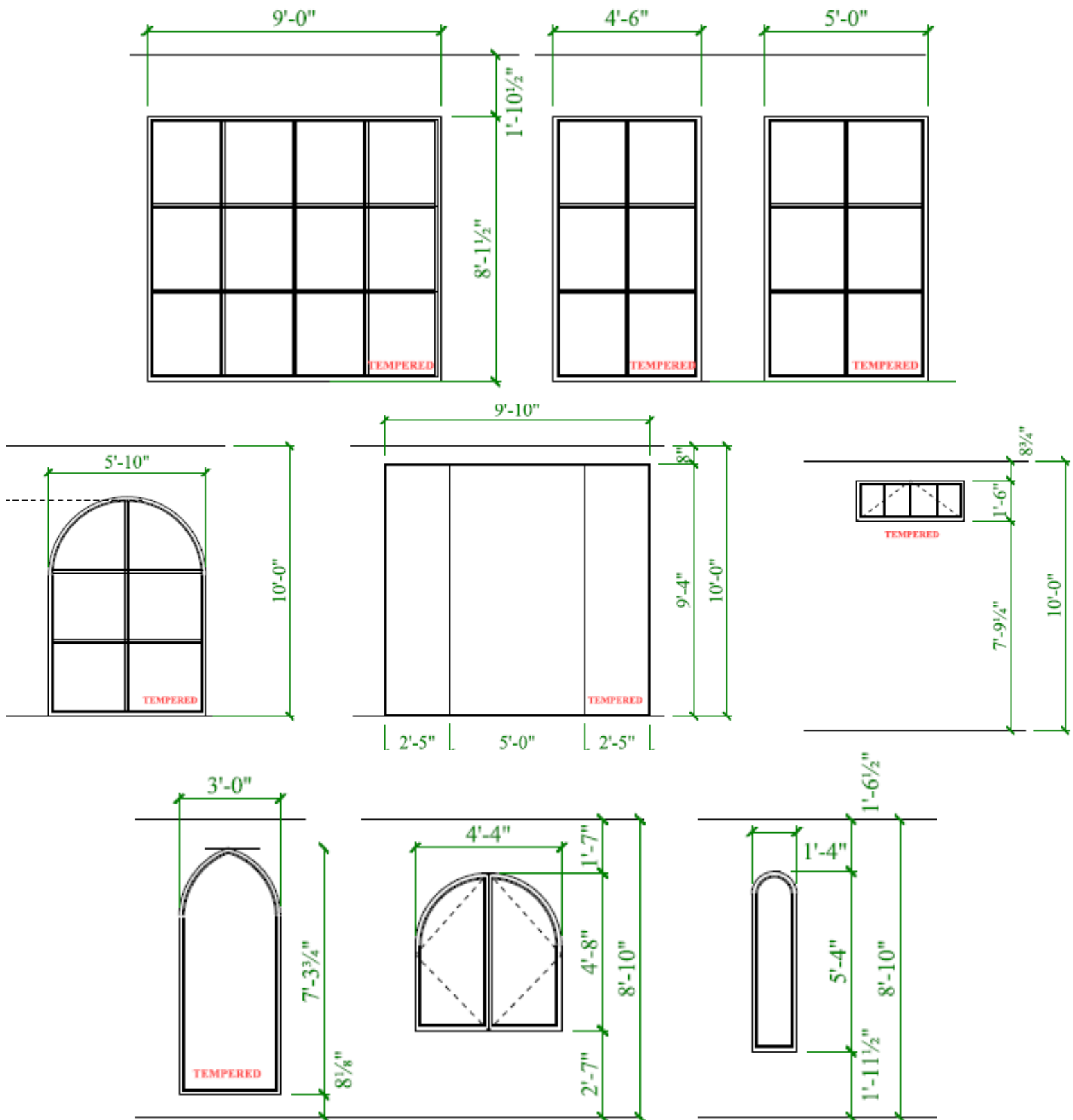




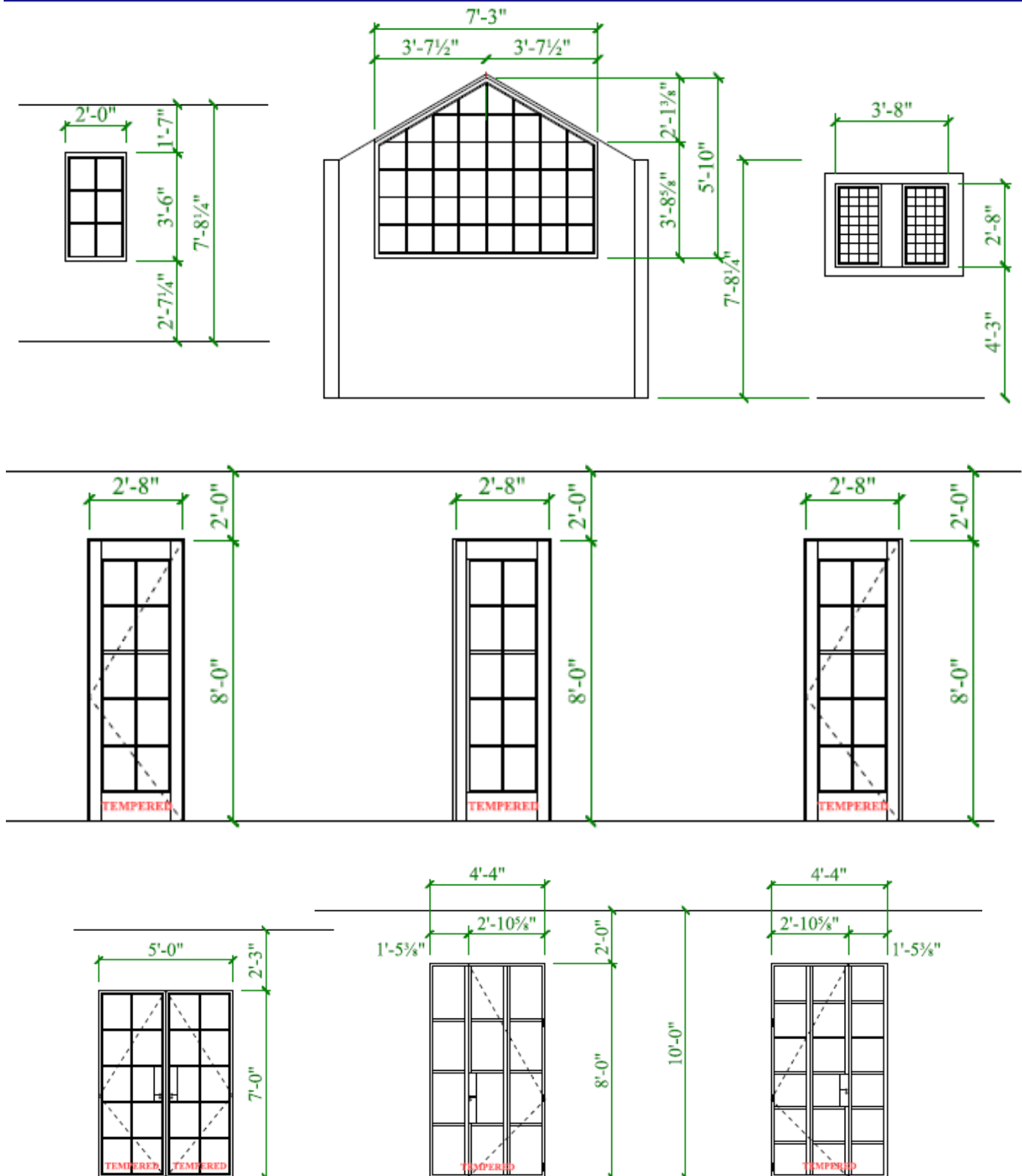
## WINDOW SCHEDULE



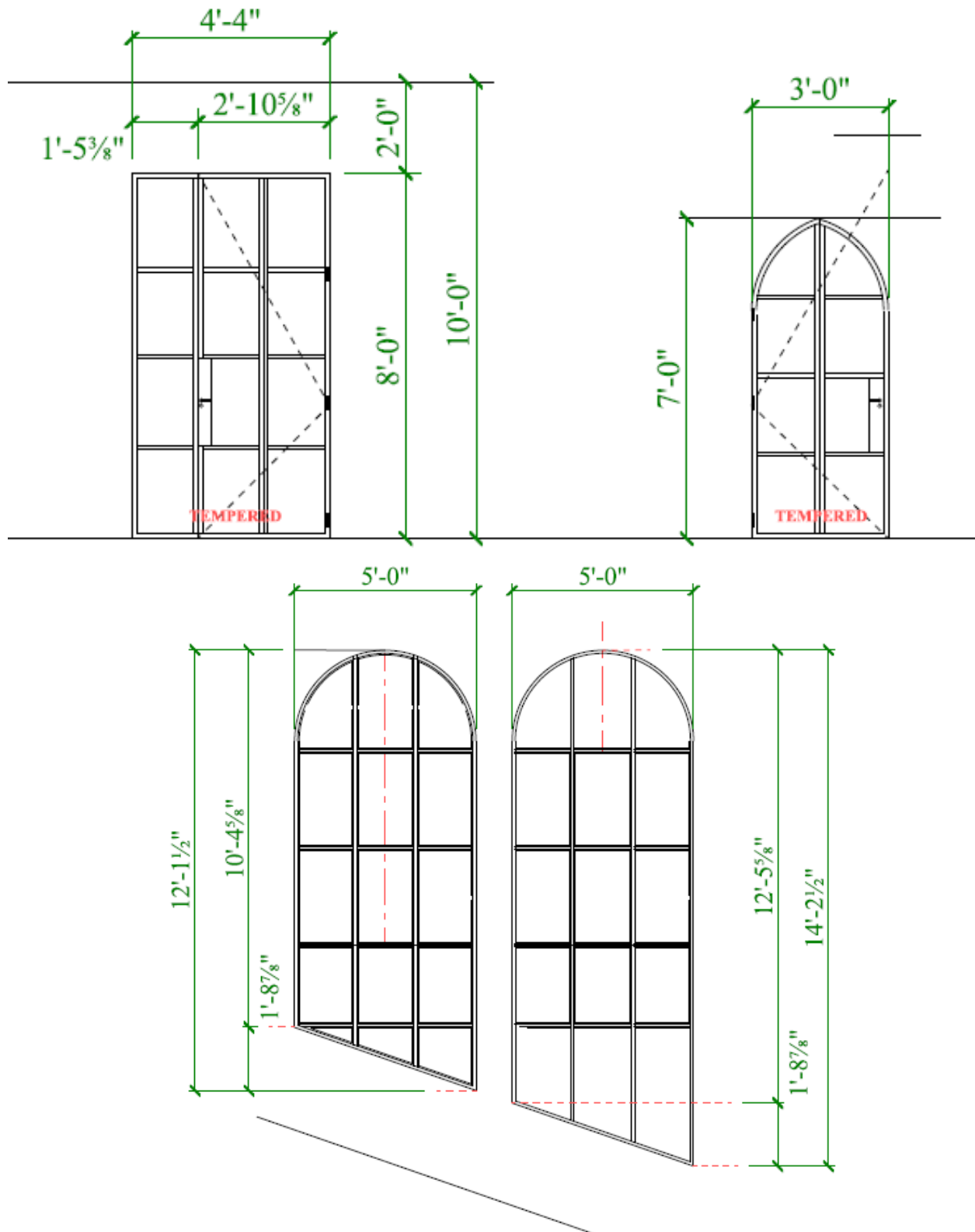
## WINDOW SCHEDULE



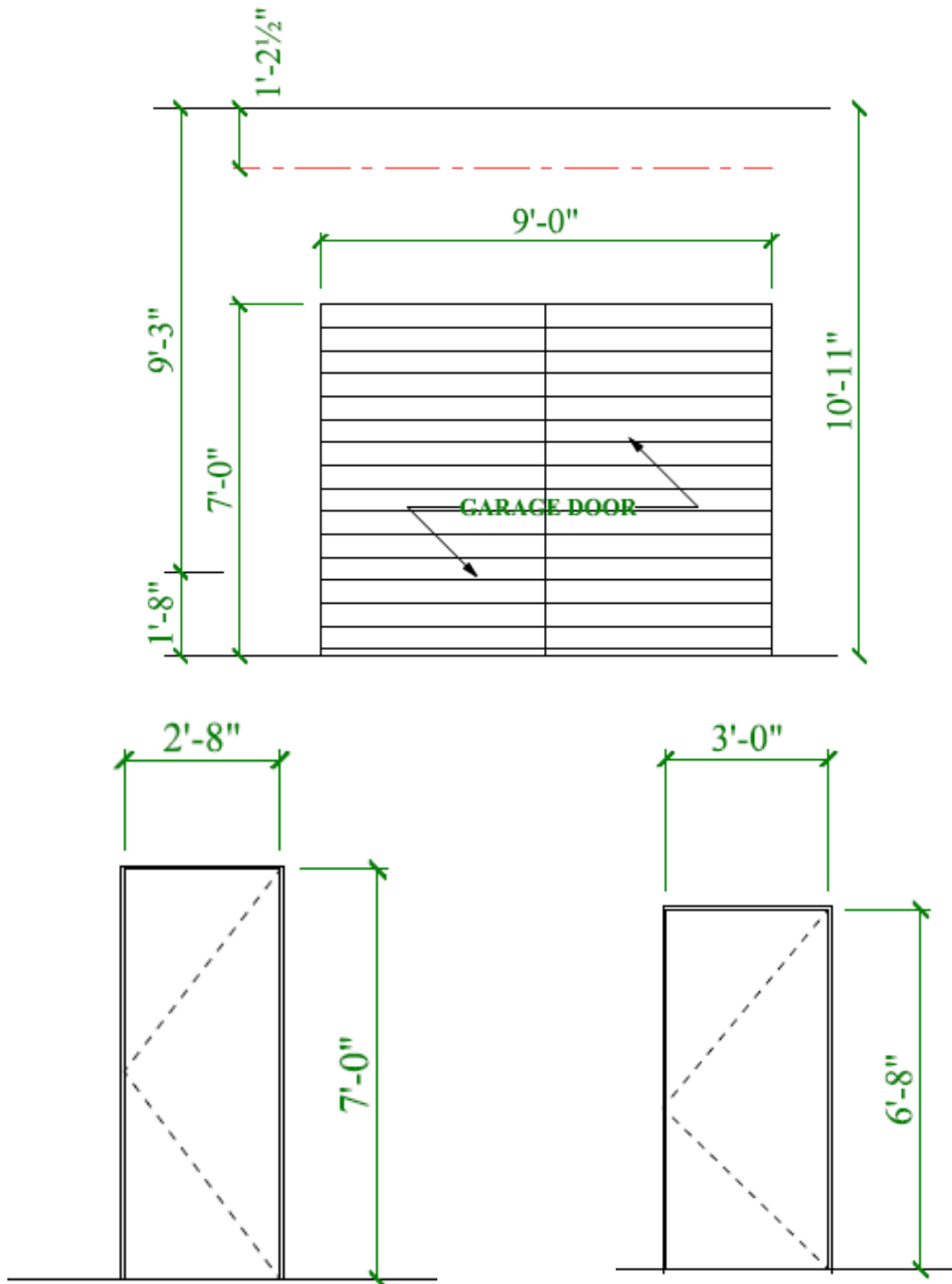
## WINDOW SCHEDULE



## WINDOW SCHEDULE



DOOR SCHEDULE



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**PROJECT DETAILS**

**Shape/Mass:** Deferred April: The residence has 8,661 square foot of living space and is situated on a 15,000 square foot interior lot. The ridge height of the house is 28'-5" and the eave height is 20'-3". The alteration adds approximately 230 square feet and the proposed dormer will give the house a new ridge height of 32'.

Proposed: The alteration above the garage adds approximately 230 square feet and the ridge height will match the existing house of 28'-5". The restructured of the southwest corner will have a hipped roof and will match with southeast corner and have a new ridge height of 24'- 1 1/4" and new eave height of 19'-5".

**Setbacks:** The existing house is situated 42.8' from the front (south) property line, 18.5' from the east and 4' to the north and 3'-7 3/16" west property lines. Setbacks will not be affected

**Foundation:** Finished floor height is 1'-6". Alteration does not affect the foundation.

**Windows/Doors:** Existing structure has wood doors and windows. Alteration includes installation of steel doors and wood clad windows. Please refer to window and door schedule.

**Exterior Materials:** The existing structure features stucco walls with red clay tile roof shingles. The alteration is clad in stucco with red tile roof to match.

**Roof:** Existing:

- The existing roof is a cross gable roof, with additions that have hipped and gable roofs, and features red clay tile roof shingles and has a ridge height of 28'-5" with an eave height is 20'-3".
- The existing carport ridge height is approximately 18' with an approximately 12' eave height. The garage behind the carport has a side gable roof with a 27' ridge height and approximately 23' eave height.

Deferred:

- The addition of a dormer skylight on the front of the residence bumps the ridge height up to 32'-3 3/8". The skylight features a hipped roof on the front and a gable at the rear.
- The proposed addition above carport and in front of garage has a side gable roof with a new ridge height that will match existing at 28'-5" and a new eave height of 17'-11".
- A flat roof located behind the existing ridge and between new garage and skylight additions will match the height of 28'-5" of house.

Proposed:

- The proposed addition above carport and in front of garage has a side gable roof with a new ridge height that will match existing at 28'-5" and a new eave height of 17'-11".
- The restructured southwest corner will have a hipped roof and will match with southeast corner and have a new ridge height of 24'- 1 1/4" and new eave height of 19'-5".
- A flat roof located behind the existing ridge and between new garage and skylight additions will match the ridge height of 28'-5".

**Front Elevation:** Garage doors will be changed and transom windows will be added above the garage doors.  
**(South)** Windows that flank main entrance will be replaced with more historically correct windows. Please refer to elevation drawings for more details. The southwest corner of the house will be restructured to match southeast corner.



**Side Elevation:** Closure of seven window openings on first and second floor in the north bay. Closure of two  
**(West)** window openings in the south bay. Archway in south bay will be closed for new proposed garage.  
Please refer to elevation drawings for more details.

**Side Elevation:** Door opening on first floor in west bay will be opened for larger door. In the center bay arched  
**(East)** window opening will become a large casement window. Multiple archways will be enclosed,  
converted into windows. Please refer to elevation drawings for more details.

**Rear Elevation:** In the east bay, one window opening on the first and second floor will have size and opening  
**(North)** change. In the center bay two window openings will be closed and three new windows will be  
installed. Two windows will be closed up in the west bay. Please refer to elevation drawings for  
more details.

**ATTACHMENT A****CIVIC ASSOCIATION COMMENT**

Ladies and Gentlemen,

I am writing as a member of the Architectural Committee, and as President of Edgemont Civic Association with respect to the revised drawings (the "Plans") submitted to the Architectural Committee illustrating revised proposed changes and additions to the existing improvements at 1604 North Boulevard (the "Proposed Project"). As you know, the Proposed Project can be undertaken only in accordance with the provisions contained in the Amended Restrictions and Protective Covenants applicable to that property (the "Deed Restrictions"), including advance determination by the Architectural Committee not to disapprove the Proposed Project under Paragraph 15 of the Deed Restrictions. A copy of the Deed Restrictions was furnished to you with my February 19 email responding to your initial proposal.

Thank you for furnishing copies of the Plans to the Architectural Committee and Steve Grossman, the architect engaged to assist the Architectural Committee. The Architectural Committee and the architect have reviewed the Plans and convened a meeting at which, with the architect's assistance, it reviewed the Drawings in detail. Based upon that review the Architectural Committee has determined that

1. The Proposed Project does not appear to be compatible with provisions contained in the Deed Restrictions:

It is apparent to the Architectural Committee from the Plans that the Proposed Project would not be compatible with the provisions of Paragraph (11)(A).

It is apparent to the Architectural Committee from the Plans that the Proposed Project would not be compatible with the provisions of Paragraph (18)(B).

It is apparent to the Architectural Committee from the Plans that the Proposed Project would not be compatible with the provisions of Paragraph (18)(N).

2. Because the Proposed Project does not appear to be compatible with the foregoing provisions of the Deed Restrictions, the Architectural Committee has deferred making any determination as to whether the Proposed Project would be compatible with the predominant architectural styles, exterior building materials, finishes and colors, or scale of Residential Dwellings, Parking Structures and appurtenant improvements in Edgemont.

3. Based upon information submitted with the Plans, it appears that the Proposed Project could be compatible with the provisions of Paragraph (18)(A) and Paragraph (18)(F) of the Deed

Restrictions. With regard to those provisions of the Deed Restrictions, please be advised that

Compliance with Paragraph 18(F) is tested with reference to the highest point of the structure to be constructed, not the top of the facade.

As a condition to approving any future revised project you may submit, the Architectural Committee and its architect would require confirmation of compliance with Paragraph (18)(A) and Paragraph (18)(F) of the Deed Restrictions in the form of surveys by a Registered Professional Land Surveyor licensed by the Texas Board of Professional Land Surveying.

4. As mentioned in our prior communication, in addition to complying with the Deed Restrictions, the Proposed Project would also have to comply with requirements imposed by the City of Houston with respect to all such projects within the Boulevard Oaks Historic District.


If you desire to propose a project you believe would be compliant with the provisions of the Deed Restrictions and the City of Houston requirements applicable to the Boulevard Oaks Historic District, you may submit revised plans containing the information required by Paragraph (15) of the Deed Restrictions. The Architectural Committee would be glad to meet with you to discuss those plans.

In the meantime, if you have any questions or desire any additional information from the Architectural Committee or Edgemont Civic Association, please let me know.

Yours truly,

Laurie R. Lee

President, Edgemont Civic Association

  
713-628-5800

**ATTACHMENT B**

Ladies and Gentlemen -

Edgemont Civic Association administers the deed restrictions that are duly recorded in the Real Property Records of Harris County and that bind the owners of properties in the eastern portion of the Boulevard Oaks Historic District, including 1604 North Boulevard. On April 11, 2016, I became the President of Edgemont Civic Association, succeed Laurie Lee who is in the process of relocating her residence and continues as a member of the Board of Directors. I have copied the members of the Board of Directors of Edgemont Civic Association on this email.

The Architectural Committee of Edgemont Civic Association has been working with its own advising architect, Mr. Steve Grossman, to assess the proposed construction project at 1604 North Boulevard under the applicable Edgemont deed restrictions. Three sets of plans have been submitted to the Committee with respect to 1604 North Boulevard. The first two sets of plans showed obvious violations of setback and other objective requirements of the governing Edgemont deed restrictions. Those violations were pointed out to the 1604 North Boulevard property owners and their architect, and copies of those communications were forwarded to the HAHC staff electronically by Laurie Lee as President of Edgemont Civic Association.

A third set of plans was delivered to the Treasurer of Edgemont Civic Association this week, and the Architectural Committee has not yet had the opportunity to meet and review those plans with its advising architect. Accordingly, Rick Jenner, the Chair of the Architectural Committee asked the architect for the 1604 North Boulevard property owners to defer HAHC consideration until the Architectural Committee could assess the plans. The property owner's architect did not agree to defer HAHC consideration.

I regret that I cannot address the Commission in person. I will be in Asia and unable to attend the April 21 meeting. Accordingly I am submitting the following to the Commission by this email.

First, as President and on behalf of Edgemont Civic Association, I formally object to the HAHC proceeding to make any decision on the recently submitted plans for 1604 North Boulevard at the April 21 meeting.

1. Edgemont Civic Association has legal responsibility to assure compliance with deed restrictions. Edgemont Civic Association's Architectural Committee should be given a fair opportunity to assess the new drawings with its advising architect so that the Committee can form and communicate to the HAHC Edgemont's views and opinions on this or any other proposed construction project in Edgemont.
2. The plans submitted to HAHC have not been put up on the HAHC website. Residents of Edgemont and other neighbors will have at most 3 days to assess these plans. Such as short

May 19, 2016

1604 North Boulevard

HPO File No. 160429

Boulevard Oaks

period is not reasonable or sufficient to allow for the public comment that the HAHC ordinances contemplate, and that the HAHC Board should hear before acting.

Second, as an individual neighbor and speaking for myself, I object to the HAHC proceeding to make any decision to approve the recently submitted plans for 1604 North Boulevard at the April 21 meeting:

1. 1604 North Boulevard is already overbuilt, visually obtrusive and jarringly inconsistent with the prevailing architectural styles, scale and settings of structures in the Boulevard Oaks Historic District. Regrettably, the offending structures at 1604 North Boulevard were built before the Edgemont deed restrictions became effective in 2008. In fact, a significant motivating force behind adoption of the new restrictions was to prevent any future construction like what had been done at 1604 North Boulevard. I object to the HAHC allowing these offending structures to be further enlarged.
2. The structures at 1604 North Boulevard are already massively invasive of the side property line setbacks prevailing throughout the Boulevard Oaks Historic District, to the substantial detriment of the property owners to the immediate west of 1604 North Boulevard. I object to the huge and virtually unrelieved wall that is now proposed for the west façade of these invasive structures.
3. I believe that the new plans likely violate the objective height limits imposed by the Edgemont deed restrictions. Not shown the front elevation drawing that was submitted to establish height compliance by reference to an apparent “dormer” in that drawing, are the skylights that are shown, in another drawing, to obtrude above the peak of the apparent “dormer”. The Architectural Committee advised the 1604 North Boulevard property owner’s architect of this concern about height violation when it responded to the second set of plans, but the third set of plans did not address this concern and there has been no other response to that question.
4. What appears to be a “dormer” in the front elevation drawing is actually the front prow of a new north-south roofline that is to be topped with the protruding skylights. There is nothing like that in all of the Boulevard Oaks Historic District, and nothing like that should be allowed unless it can be demonstrated that it would not be visible from outside the property.

Respectfully submitted,

- Geoffrey K. Walker

President of Edgemont Civic Association

Resident and Property Owner of 1705 North Boulevard

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**ATTACHMENT C**

Mihai-

Thank you for the site visit last week along with the project overview. The Architectural Committee has met and has approved the following:

**Skylight** - ok as described to the Architectural Committee, conditioned on the requirement that it will not be visible from the street or adjacent residences.

**False dormer in the rear of house** - not approved since it is a change within the 15' setback.

**Covering openings on the West side of home** – ok, with the exception of the west side of the porte-cochere, which is not approved

**Garage**

Moving east door 3' closer to front – ok, conditioned on the requirement that the west door and the existing corner pillar stay in place.

Moving east arched opening 3' closer to front - ok

Changing the arched openings and adding windows at the top of the openings - not ok since it would involve a change within the setback.

**Second floor windows above garage** – ok, these replace the arched openings above the garage, but provide consistency for all second floor windows. This would involve a change within the 15' setback for the westernmost window and would therefore require a variance per Paragraph (5) of the Deed Restrictions.

**Front elevation** - we approve either version 4 or 5 of the front elevation subject to the exceptions noted above. As a note of explanation, the structure over the front door in option 3, although matching the pitch of the existing gable-end roof, is more of a tower since it has a common wall surface with the second floor wall below. We believe a dormer (as proposed in the other options) is inconsistent with the prevailing architecture in the neighborhood.

Thank you for your patience as we sorted through this.

Rick Jenner

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